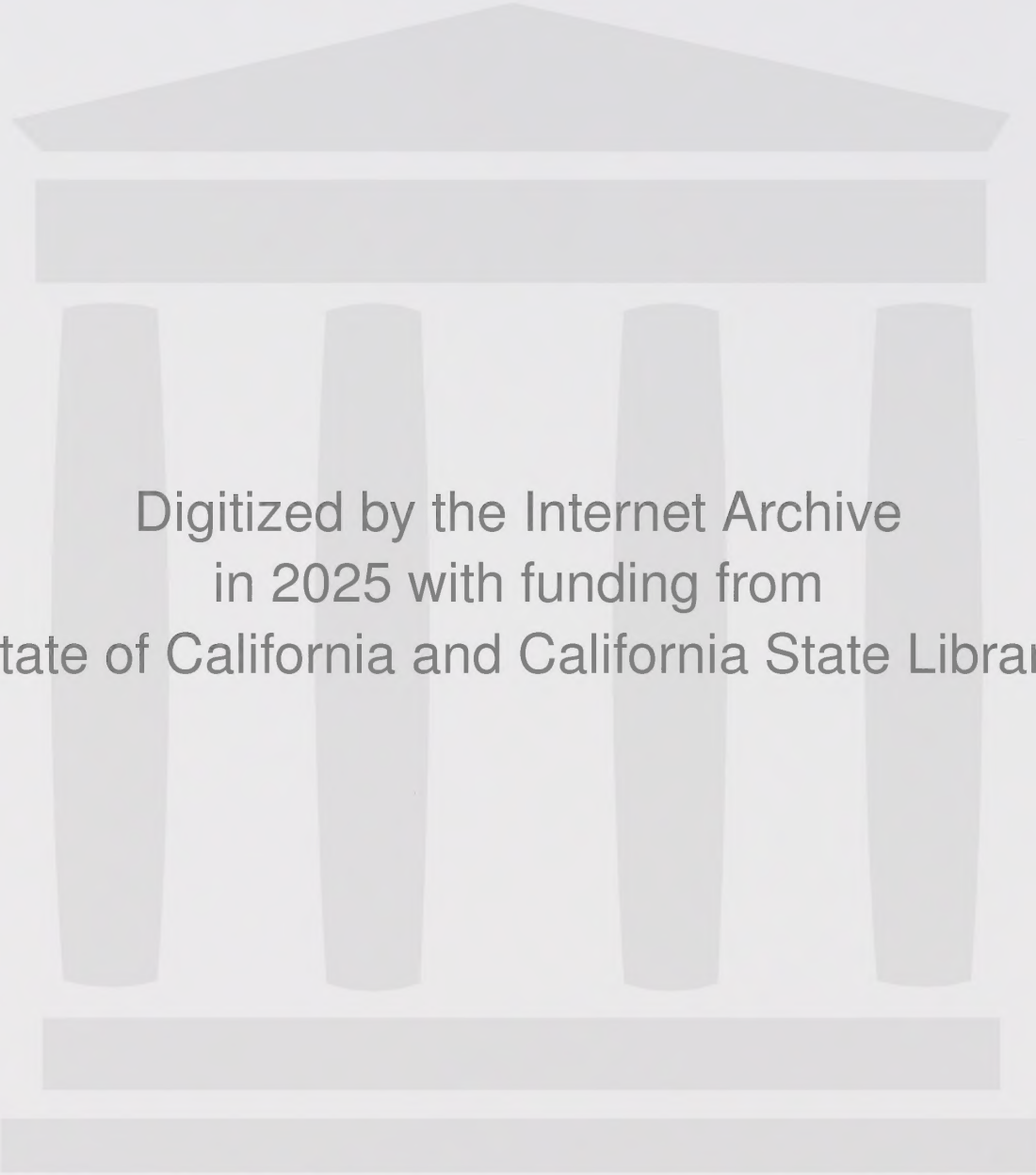


CITY OF MONTEREY PARK GENERAL PLAN





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CITY OF MONTEREY PARK GENERAL PLAN



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*Adopted by City Council
July 18, 2001*

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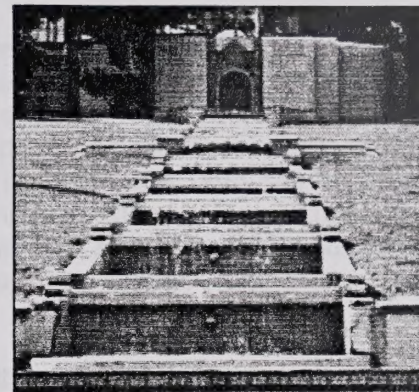
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Looking at cities can give a special pleasure, however commonplace the sight may be. Like a piece of architecture, the city is a construction in space, but one of a vast scale, a thing perceived only in the course of long spans of time.

- Kevin Lynch,
Image of the City



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Introduction to the General Plan

Looking at cities can give a general impression. However, to understand the city in a more detailed way, it is necessary to look at the city in a more detailed way. This is the purpose of the General Plan. It is a long-term plan for the city, and it is the basis for all other plans. It is the foundation of the city's future.

Image of the City

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INTRODUCTION



The City of Monterey Park has grown from its origin as part of the Mission San Gabriel de Archangel in the early 1800s to a demographically rich city with over 61,000 residents at the beginning of the twenty-first century. As Monterey Park moves toward the year 2020, the City, its residents, and the business community are committed to implementing a long-range plan that enhances the physical, economic, and human resources of the community. Important planning issues facing the City include:

- What commercial and residential opportunities can be realized in Downtown Monterey Park?
- How can the City reinforce a unique identity within the San Gabriel Valley?
- As local and regional growth occurs, what improvements to the local circulation system can be made to ensure smooth and safe travel for residents, employees, and visitors?
- What tools are appropriate for preserving the character of residential neighborhoods while allowing new housing development?
- Given limited vacant land resources remaining in the City, what flexible land use regulations can be utilized to accommodate a range of development types and intensities?
- What incentives can be used to attract modern commercial business, including light manufacturing and high technology industries?

The General Plan sets the framework for moving from the Monterey Park of today toward the desired community of the future. This Plan guides the City to the year 2020 by setting forth goals and policies addressing land use, circulation, economic development, and related issues. These issues affect the quality of life in Monterey Park and the economic health of the community. Implementation of the Monterey Park General Plan will ensure that future development projects are consistent with the community's goals and that adequate urban services are available to meet the needs of new development.

Monterey Park Planning Area

The geographical area addressed by a general plan is not limited to a city's corporate limits. In addition to establishing policies for properties within city boundaries, a city may plan for any unincorporated lands outside the city limits which may influence

the decisions and planning activities related to properties within the city's own corporate limits. For Monterey Park, these lands include all properties contained within the City's corporate limits, plus properties within the City's sphere of influence.¹ The sphere of influence consists of the unincorporated community of South San Gabriel located adjacent to the City's eastern boundary between New Avenue and San Gabriel Boulevard. The entire planning area encompasses 5,834 acres, with approximately 5,255 acres within the City's corporate limits and an additional 579 acres within the sphere of influence (Figure I-1). This Plan also recognizes those portions of unincorporated East Los Angeles bordering the City's southwestern corner that have a bearing upon traffic and land use in Monterey Park. Thus, although the planning area does not include East Los Angeles, the General Plan includes policies that encourage mutually beneficial planning and development decisions.

History of the Community

Before the Spanish began to settle the Los Angeles Basin in 1700s, the Shoshone (later named Gabrielino) Indians inhabited Los Angeles County south of the San Gabriel Mountains and beyond, living as hunters and gatherers.

Permanent Spanish settlements, first in association with the San Gabriel Mission and later as part of a Spanish Land Grant, established the area incorporating Monterey Park as a defined geographic area. The Land Grant, awarded to Don Antonio Maria Lugo and named Rancho San Antonio, contained nearly 30,000 acres reaching from the present day City of Monterey Park southward to Lynwood. In 1840, one of Don Antonio's sons built the first adobe dwelling on the hills in the areas that would become Monterey Park. Sold to Alesandro Repetto in the late 1860's, the property flourished. Around this time, Richard Garvey's ranch was also improved with groves and gardens. Garvey, a former mail rider for the U.S. Army, had developed his land by bringing in spring water from near the Hondo River and by constructing a 54-foot high dam to form Garvey Lake. Portions of the ranch began to be sold in the late 1800s. In 1906, the first subdivision in the area, Ramona Acres, was developed north of Garvey and east of Garfield Avenues.

In 1916, community residents voted to incorporate in reaction to a proposal by the cities of Pasadena, South Pasadena, and Alhambra to locate a large sewage treatment facility in the area. Like most of the region, the City enjoyed a real estate boom throughout the 1920s, which was followed by inactivity and instability during and after the Great Depression. The end of

¹ Every county in California has a so-called Local Agency Formation Commission, or LAFCO, which establishes sphere of influence boundaries for incorporated jurisdictions. The Los Angeles County LAFCO has identified a sphere of influence for Monterey Park consisting of an unincorporated area known as South San Gabriel.

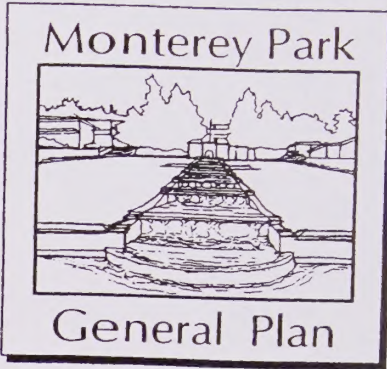
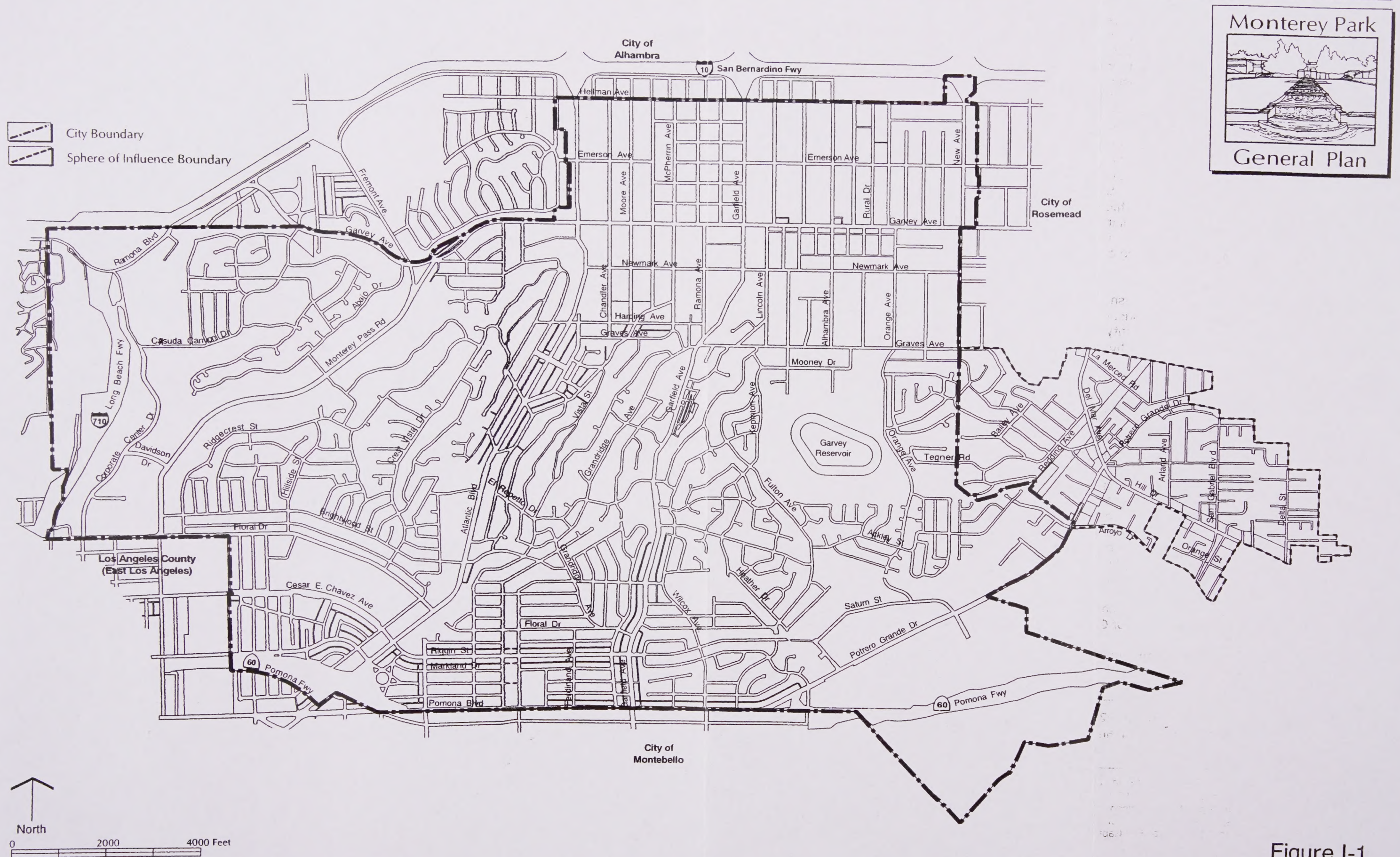


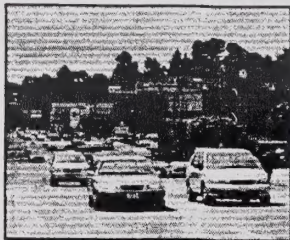
Figure I-1
General Plan Planning Area



World War II resulted in revived growth and explosive population gains during the 1940s and 1950s. Until this time, the population was concentrated in the northern and southern portions of the City, with the Garvey and Monterey Hills forming a natural barrier. With the renewed growth, many new subdivisions were developed, utilizing even the previously undeveloped central area to allow for maximum growth potential. A series of annexations of surrounding acreage also occurred.

In the late 1970s, a number of Asian business people found excellent investment opportunities in the City. The increasing Asian influence is present today. In 1978, State Proposition 13 passed and reduced the ability of local jurisdictions to raise revenue from residential property taxes. Monterey Park, like many jurisdictions in California, was impacted by this proposition. The City's economic viability was further affected in the late 1980s and early 1990s. Limited commercially zoned properties, high land costs, and small parcel sizes weakened the ability of Monterey Park to attract tax-generating businesses into the area and, Monterey Park's retail sales strength was below the statewide norm. In response to economic problems within the City, the City Council and the Redevelopment Agency Board of Directors created an Economic Development Strategy Plan Task Force in 1993. The task force developed an approach that focused on strengthening Monterey Park's local family community and taking advantage of the City's international economic activities. Several redevelopment projects were established to revitalize commercial portions of the City, including the Atlantic/Garvey Project Area No. 1 Redevelopment Plan and the Merged Area Redevelopment Plan.

Purpose and Scope of the General Plan



A general plan is a document required by state law that serves as a guide to the long-term physical development of a community. A city's general plan can be thought of as a *pattern* or *blueprint* for future growth and development.

Per state regulations, a general plan must address at least the following issues: land use, circulation, housing, noise, safety, conservation, and open space (California Government Code 65302). However, a jurisdiction can craft its general plan to deal with any issue which decision makers, staff, residents, business owners, and other stakeholders deem important to the community. The Monterey Park General Plan discusses these issues in a series of six chapters called *elements*. These elements are:

- Land Use
- Economic Development
- Circulation
- Housing

- Safety and Community Services.
- Resources.

Table I-1 shows the relationship between the six elements of the Monterey Park General Plan and the state-mandated elements.

Table I-1
RELATIONSHIP OF MONTEREY PARK GENERAL PLAN ELEMENTS
TO STATE-MANDATED ELEMENTS

Monterey Park General Plan Elements	State-Mandated General Plan Elements							Optional
	Land Use	Circulation	Housing	Noise	Safety	Conservation	Open Space	
Land Use	♦							
Economic Development								♦
Circulation		♦						
Housing			♦					
Safety & Community Services				♦	♦			
Resources						♦	♦	

In addition to the six elements, this General Plan also includes an Implementation Program (see Appendix A). The Implementation Program, adopted separately from the General Plan elements and subject to annual review, identifies the specific actions the City will undertake to implement the goals and policies contained in the elements. Annual review of the Implementation Program allows the City to adjust programs and planned actions to respond to new or refocused priorities, to address annual budget constraints and/or opportunities, and to account for change in any physical condition or circumstance in the community (for example, occurrence of a natural disaster). Several supporting documents were produced during the development of the Monterey Park General Plan, including the General Plan Technical Report and the General Plan Program Environmental Impact Report (Program EIR). The technical report includes background data necessary for issue identification and plan preparation. Due to the length of these reports, they have been compiled separately and are available for review at City Hall. The background information contained in the technical reports is temporal and will become outdated as conditions change.

General Plan Organization and Use

Because the technical reports are not incorporated into the General Plan policy document, updating the technical report will not require a General Plan amendment, although it may lead to subsequent General Plan amendments.

The General Plan is comprised of this Introduction, the six elements, and a Glossary, plus the separate Implementation Program (Appendix A). The elements and the Implementation Plan will help the City achieve its vision for the future. Each of the six elements, with the exception of the Housing Element, is organized according to the following format: (1) Introduction; (2) Important Terms and Concepts; (3) Related Plans and Policies; and (4) Issues.

The Introduction of each element presents a discussion of each element's purpose and defines the scope and content of the element. To help readers understand certain technical terms used in each element, the Important Terms and Concepts section defines those terms. The Related Plans and Programs section of each element examines pertinent programs that affect Monterey Park and the way the City plans for development and growth.

The Issues section of each element addresses identified planning issues, goals, and policies related to the element topic. The issues, goals, and policies are based on input received from the community during workshops, a community survey, through meetings of the General Plan Update Committee (GPUC), and as a result of City Council and Planning Commission hearings conducted for the General Plan.

Planning goals are overall statements of community desires and are comprised of broad statements of purpose or direction. The policies serve as guides to the City Council, Planning Commission, and City staff in their review of development proposals and execution of decisions that affect development.

The structure of the Housing Element differs slightly because state law is very specific about issues that must be addressed in housing elements. In addition to broad goals and policies, the Housing Element contains numeric goals for housing rehabilitation and new housing construction, as well as descriptions of programs the City will pursue toward those goals.

The structure of the elements allow readers to easily locate issues of interest and to read a summary of the City's goals and policies relative to a particular topic. However, General Plan readers should realize that the General Plan is an integrated document. The policies contained in the various elements are interrelated and should be examined comprehensively. For example, many of the Economic Development Element policies

tie closely to policies contained in the **Land Use Element**. All policy components must be considered **together**.

Community Participation



Public participation plays an important role in the development of the Monterey Park General Plan. Because the General Plan reflects the community goals and objectives, citizen input is essential to identifying issues and formulating goals. Public participation and education in the General Plan preparation process occurred through the following methods:

- A series of meetings with a General Plan Update Committee. Members of the public attended committee meetings as well.
- Community workshops that encouraged residents and business people to identify issues important to Monterey Park.
- A public opinion survey made available to every household and business.
- Information about the General Plan program on the City's Web site.
- Frequent articles in *Cascades*, the City-produced monthly newspaper.
- Public hearings before the Planning Commission and City Council.
- Approval of the General Plan by City voters per City ordinances requiring such a procedure.

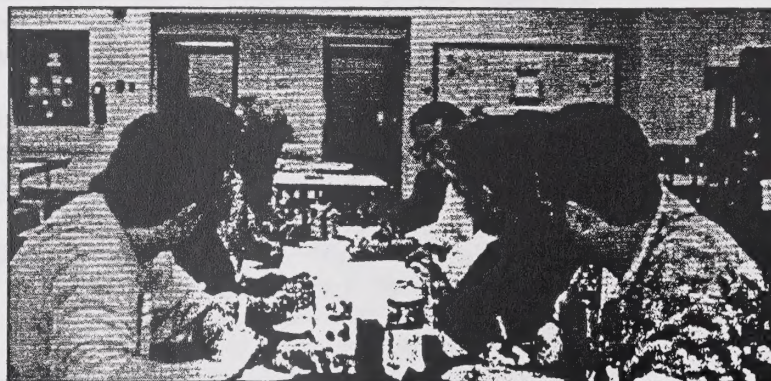


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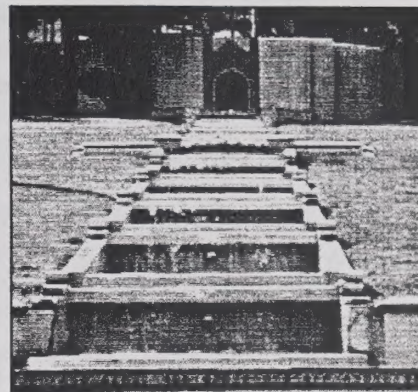
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Land Use Element

The idea of a mixed-use neighborhood/town center, with shops and services below and housing above, is an old – even ancient – concept that is being revived by a new generation of planners and designers. The neighborhood/town center concept holds the potential appeal of restoring a sense of community.

- Steven Fader,
Density by Design: New Directions in Residential Development



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INTRODUCTION

Monterey Park did not incorporate as a city until 1916. However, its land use history extends back to the Spanish Land Grant era of the 1840s, and even earlier as Native American lands. Development trends that occurred throughout the Los Angeles basin from 1840 forward are reflected in the Monterey Park of today, and although the City entered the twenty-first century as a built-out community, history shows that continued land use changes can be anticipated through the year 2020. The Land Use Element guides these changes and the land use decision-making process that City leaders follow.

The Land Use Element describes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. The Element also provides the framework for all other General Plan elements, since the manner in which land is used in Monterey Park affects:

- The design of the circulation system (Circulation Element),
- How the City pursues new business activity (Economic Development Element),
- Where new housing development occurs (Housing Element),
- How the City provides urban services to residents and businesses (Safety and Community Services Element), and finally,
- How open space and similar resources are allocated for many purposes: parks, environmental resource protection, and passive recreation, among others (Resources Element).

Scope and Content of the Land Use Element

Historically, Monterey Park residents have used the ballot box as a land use decision-making tool. Through voter-sponsored initiatives, residents have expressed their desire to participate fully in land use decisions that affect quality-of-life issues in the City. Thus, this Land Use Element has been prepared to reflect past voter initiatives. Foremost, the Element supports the community's desire to retain the features of Monterey Park considered unique and special: its historic City center, the diverse residential neighborhoods, and the distinct commercial districts. At the same time, the goals and policies look toward the need to ensure the City's long-term fiscal stability, to accommodate the housing requirements of a changing demographic, and to respond to the retail and service commercial preferences of a broader-based community.

State planning law requires that the Land Use Element designate "the proposed general distribution and general location and extent of the uses of the land" for a variety of purposes [Government Code Section 65302(a)]. Through maps and text, this Element defines the distribution and intensity of development of residential neighborhoods, commercial and employment districts, parks and other open spaces, and governmental and institutional uses of property in Monterey Park. In particular, the *Land Use Plan* section contains the Land Use Policy Map, which presents a pictorial representation of land use policy. The *Land Use Plan* section also identifies a series of focus areas throughout the community where specific policies will be implemented to guide the City toward its land use (and related) goals. Finally, the Element describes the relationship between General Plan land use policy and zoning, and how the zoning ordinance provides the primary means for implementing land use goals. Specific land use implementation programs are identified in the General Plan Implementation Program (Appendix A).

Urban Design

The Land Use Policy Map provides a two-dimensional description of land use policy by indicating the location and type of permitted uses. Equally important is the third dimension of urban character and form: How will new development fit within the established City framework? How can creative site design, architectural treatments, and landscaping be used to enhance the visual image Monterey Park conveys to residents and visitors to the City? An urban design plan has been created that supports this Land Use Element and incorporates design guidelines adopted by the City. The urban design plan provides an overall design framework to guide future improvement and enhancement of the City's districts and neighborhoods. Specific components of this plan are outlined in the latter portion of this element.

Design guidelines can encourage a positive relationship between new buildings and their surroundings and thereby work to enhance the overall aesthetic quality of Monterey Park. This Land Use Element contains goals and policies to guide site development and design approaches for private projects on private property. The Element also identifies public improvements such as landscaped roadway medians, street trees, light fixtures, and directional and district signage that will help define City form. These goals and policies are intended to:

- Strengthen the pedestrian orientation of Downtown,
- Define the City's edges,
- Enhance the visual quality of streets in residential neighborhoods,
- Avoid sign "clutter" within commercial districts,

- Reinforce the image of employment centers, and
- Achieve an overall sense of community through coordinated design standards.



IMPORTANT TERMS AND CONCEPTS

This Element uses several planning terms important in the discussion of land use issues.

Density and Intensity

Density and *intensity* are terms used to describe the level of development existing or permitted on a parcel of land. *Density* applies to residential land use classifications and refers to the number of allowable housing units (sometimes called dwelling units) per net acre of land. For nonresidential land use categories, *intensity* means the total amount of development on a lot. Intensity can be expressed in several ways, such as the total building square footage, the mass of a building, the percent of lot coverage, or the floor area ratio (abbreviated as FAR). This Element uses FAR to describe permitted intensity for the nonresidential land use categories.

Floor Area Ratio

Floor area ratio, or FAR, represents the relationship between the total floor area of all buildings on a lot and the total area of that lot. The FAR is determined by dividing the total floor area of all buildings by the area of that lot. For example, a 10,000 square-foot building on a 20,000 square-foot lot represents a FAR of 0.5. A 0.5 FAR can provide for a low-rise building covering most of the lot, a mid-sized structure with reduced lot coverage, or a tall building with substantial outdoor space or landscaping (see Figure LU-1).

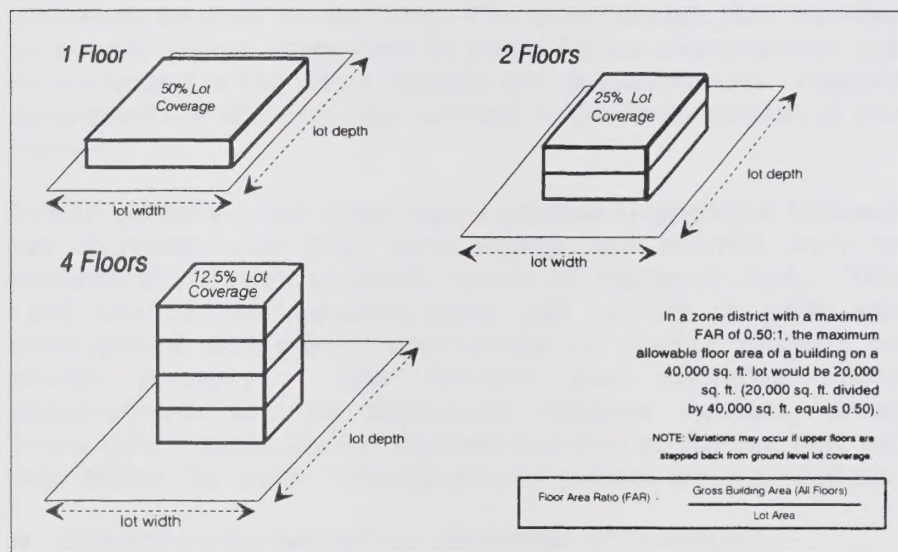


Figure LU-1
Floor Area Ratio Illustrated

Nonconforming Any use or structure which does not conform to the regulations of the zone district in which it is located is considered a *nonconforming use*. *Nonconforming* can include:

- (1) Nonconforming structures (by virtue of size, type of construction, location on land, or proximity to other structures),
- (2) Nonconforming use of a conforming building,
- (3) Nonconforming use of a nonconforming building, and
- (4) Nonconforming use of land.

Redevelopment Redevelopment, under California Redevelopment Law, provides cities with the authority, scope, and financing mechanisms needed to reverse negative business trends, remedy blight, provide job development incentives, and create a new community image. Redevelopment establishes a process for the planning and implementation of community improvement strategies, and allows a city to clearly define what public and private improvements are to be accomplished toward these ends.

As authorized under state redevelopment law, Monterey Park uses *tax increment financing* to fund improvement projects. Tax increment revenues come from property taxes. When an agency adopts a redevelopment plan, the assessed property values at that point in time become fixed. As property values within the development area rise over time, Monterey Park is authorized to collect the difference between the fixed assessed value and the new market value (that is, the tax increment). Monterey Park can issue bonds, using as a guarantee the estimated future tax increment revenues, thus allowing redevelopment programs to move forward before tax increment revenues are actually generated.

RELATED PLANS AND PROGRAMS

The Land Use Element provides the framework within which the City makes all of its development decisions. Because the Land Use Element scope is necessarily broad, addressing the entire City over a 20-year planning period, the City adopts detailed plans and ordinances to set forth specific standards for development and project design. These regulatory documents, described below, include the City's zoning ordinance, specific plans which encompass limited geographic areas, and redevelopment plans.

Because the land use decisions that Monterey Park makes affect surrounding jurisdictions, and in turn, the choices and policy stances adopted by neighboring cities impact Monterey Park, regional governance agencies have prepared plans focused on addressing issues of regional concern, including land use, air quality, transportation, and affordable housing.

Zoning Ordinance

The City's zoning ordinance, which is part of the Municipal Code, divides the City into areas, called zoning districts, and establishes regulations for each district with respect to permitted uses, allowable density, building height, development character, etc. The zoning ordinance consists of a map that delineates the zone district boundaries, plus text that explains the purposes of each district, specifies permitted and conditional uses, and establishes development and performance standards.

The zoning ordinance serves as the primary implementation tool for the Land Use Element and the goals and policies it contains. Under California law, the zoning ordinance must be consistent with the General Plan.

Specific Plans

A specific plan can be prepared for any defined geographic area which might benefit from special land use regulations and development standards. Specific plans can be used to concentrate (or prohibit) particular types of land uses, establish distinctive design themes, provide for phased development, or provide incentives for privately initiated redevelopment activity.

In the 1980s, Monterey Park adopted specific plans for four commercial areas: North Atlantic Boulevard, Mid-Atlantic, Garvey/Garfield, and South Garfield. Each plan set forth land use policies, design standards, and development incentives for these focus areas. The *Land Use Plan* section of this Element discusses these plans.

Design Guidelines

The City has adopted design guidelines for new construction and redevelopment within the commercial and industrial business districts. By requiring development projects to adhere to standards of quality design, the City looks to improve the overall character and function of these important business areas. The guidelines are written as a user-friendly “kit-of-parts” intended to reinforce specific design themes of the various business districts. The guidelines define common design elements that property owners choose from when planning rehabilitation efforts or designing new projects. Elements include lighting, building/shape form, awnings/eyebrows, materials, screening/landscaping, color, signage, storefront system/windows, and roof/parapet. The City’s Design Review Board meets regularly to review and act on development applications subject to design review.

Redevelopment Plans

Since 1972, the City has adopted and amended several redevelopment plans, with the goal of encouraging investment in key commercial areas and employment centers. Virtually all nonresidential properties in Monterey Park lie within a redevelopment project area.

Regional Comprehensive Plan and Guide

The Southern California Association of Governments (SCAG) undertakes regional planning efforts for the six-county SCAG region which includes Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties. SCAG’s efforts focus on developing strategies to minimize traffic congestion, protect environmental quality, and provide adequate housing throughout the SCAG region. The *Regional Comprehensive Plan and Guide* — developed with active participation from local agencies, elected officials, the business community, community groups, private institutions, and private citizens — sets forth broad goals and objectives intended to be implemented by participating jurisdictions and agencies such as the South Coast Air Quality Management District and Los Angeles County Metropolitan Transportation Authority.

Air Quality Management Plan

The federal Clean Air Act requires preparation of plans to improve air quality in any region designated as a non-attainment area. (A nonattainment area is a geographic area identified by the Environmental Protection Agency and/or California Air Resources Board as not meeting state or federal standards for a given pollutant). The plan must outline specific programs and strategies — and timelines — for bringing the area into compliance with national and/or state air quality standards. The *Air Quality Management Plan* prepared by the South Coast Air Quality Management District, first adopted in 1994 and updated on a three-year cycle, contains policies and measures designed to achieve federal and state standards for healthier air quality in the South Coast Air Basin. The assumptions and programs contained in the Plan draw directly

from regional goals, objectives, and assumptions contained in SCAG's *Regional Comprehensive Plan and Guide*.

LAND USE PLAN

Overview of Land Use Objectives

The Land Use Element addresses how vacant properties will be developed over time and the extent to which private and public redevelopment efforts will change, intensify, or otherwise modify current uses of property citywide. This section, the Land Use Plan, describes the planned distribution and development intensities of all land uses, and identifies specific goals the City will pursue within designated focus areas. The City's overarching goals and objectives with respect to land use are:

- To balance land uses within Monterey Park in a manner that ensures that revenue generated matches the City's ability to provide a high level of urban services.
- To revitalize Downtown as a vibrant mixed-use district that provides many opportunities for new commercial and residential development in a pedestrian environment.
- To create opportunities for new commercial business growth in areas of the City well served by the circulation network.
- To accommodate and attract technology-oriented businesses that employ skilled workers.
- To direct new housing development to areas of Monterey Park close to the urban center.
- To maintain the quality and diversity of the community's residential neighborhoods.
- To provide open space areas that meet the recreation needs of a diverse demographic.

Land Use Categories

To maintain the desired balance of uses in the community and achieve community goals regarding housing, economic development, parks, and education, the City will make land use decisions in conformance with the Land Use Policy Map. The Land Use Policy Map, presented as Figure LU-2, illustrates focus areas for business activity, identifies existing residential neighborhoods and locations for new housing, shows parks and similar open space and recreation amenities for the community, and indicates sites for schools and other public land uses. The land use categories shown on the map are as follows.

LAND USE PLAN

Overview of Land Use Objectives

The City of [City Name] is committed to providing a high quality of life for its residents. This Land Use Plan outlines the City's vision for the future and provides a framework for decision-making. The plan is based on the following principles:

- To ensure that the City's growth is sustainable and that the environment is protected.
- To provide for a mix of land uses, including residential, commercial, industrial, and recreational.
- To protect the City's natural resources and heritage.
- To provide for the needs of all residents, including the elderly, the disabled, and the young.
- To ensure that the City's growth is consistent with the regional context.
- To provide for the needs of the future generations.

Land Use Objectives

The City's Land Use Objectives are to provide for a mix of land uses, including residential, commercial, industrial, and recreational. The City will also provide for the needs of all residents, including the elderly, the disabled, and the young. The City will also ensure that its growth is consistent with the regional context and that the environment is protected.



Residential Land Uses

Low Density Residential (LDR) - This category allows traditional single-family homes, with one dwelling permitted per legal lot. Residences in this category consist generally of single-family, detached houses with private yards. The permitted density is 0 to 8 dwelling units per acre. The average population density is 27 persons per acre.

Additional permitted uses include religious and educational institutions, group homes, and community care facilities, consistent with zoning ordinance regulations.

Medium Density Residential (MDR) - This category provides for moderate density housing either as attached or detached units at a density range of 0 to 16 units per acre. Such housing can include private and common open space. The average population density is 53 persons per acre.

Additional permitted uses include religious and educational institutions, group homes, and community care facilities, consistent with zoning ordinance regulations.

High Density Residential (HDR) - The High Density Residential category allows a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The average population density is 84 persons per acre.

Additional permitted uses include religious and educational institutions, group homes, and community care facilities, consistent with zoning ordinance regulations.

Commercial Land Uses

To allow for diversity and flexibility in commercial development, the Land Use Policy Map shows only one commercial land use category. Zoning districts are used to differentiate among the various commercial focus areas addressed in this Element.



Commercial (C) - The Commercial category provides opportunities for a broad range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses, as well as regional shopping demand. Commercial development is located primarily along major thoroughfares and the freeway corridors. The maximum permitted FAR for *Commercial* uses varies depending upon location. Figure LU-3 identifies FAR subareas, with corresponding FAR limits detailed in Table LU-1. The zoning ordinance will continue to define FAR standards more specifically for each commercial zoning district, using a sliding scale that ties the maximum permitted FAR to lot size.

Table LU-1
COMMERCIAL SUBAREAS: FAR AND HEIGHT LIMITS

Subdistrict*	Maximum FAR	Maximum Building Height
Mid Atlantic	0.75	50 feet
South Atlantic	0.65	40 feet
North Garfield	1.0	60 feet
Corporate Center	2.00	100 feet
South Garfield	0.40	28 feet
Saturn Park	0.60	40 feet
All Others	0.35	25 feet
*Oil/Edison – Maximum FAR and building heights for the Oil/Edison subarea shall be as prescribed in the precise plan set forth by Measure G approved by Monterey Park voters.		

Additional permitted uses include religious and educational institutions, group homes, and community care facilities, consistent with zoning ordinance regulations.

Mixed Use

Mixed use represents a new land use concept in Monterey Park. The concept provides for the integration of commercial, office, and residential uses within a specific geographic area. Uses may be mixed vertically, with residential dwellings above street-level office and retail businesses, or side by side, with residences and commercial development mixed along a city block.

Downtown Mixed Use (MU I) - The Downtown Mixed Use category applies both to Downtown and the North Atlantic area (see Figure LU-2) and provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses to locate within the City's core business districts. A broad range of commercial and residential uses can be established within areas designated MU I, either within the same building or building complex, or side by side on separate legal parcels.

Allowable residential uses include those identified in the High Density Residential category. Residential projects must be combined with a commercial use; no stand-alone residential development is permitted. Also, no residential use shall be permitted on the ground floor at the street frontage. Residential densities may be constructed up to 30 units per acre.

Permitted commercial uses include retail, service, office, and entertainment and dining establishments. Businesses shall be

oriented toward the street to encourage and facilitate pedestrian access. Uses specifically prohibited include vehicle sales, service, and repair businesses; wholesaling activities; warehousing and storage facilities; bars not associated with a restaurant; and medical facilities. Additional uses considered appropriate include religious and educational institutions, group homes, and community care facilities.

With regard to permitted intensity, three subdistricts apply: the North Atlantic corridor, the Downtown Core, and areas surrounding Downtown adjacent to established residential neighborhoods. These subdistricts, identified on Figure LU-3, shall have the intensity limits set forth in Table LU-2. The zoning ordinance will continue to define FAR standards more specifically.

Table LU-2
MU I SUBAREAS: FAR AND HEIGHT LIMITS

Subdistrict	Maximum FAR ^a	Maximum Building Height
North Atlantic	2.0	75 feet ^b
Downtown Core	1.0	75 feet
Downtown Perimeter	0.65	55 feet

- (a) Projects that integrate commercial and residential uses may receive up to a 0.25 FAR bonus.
- (b) Buildings up to 130 feet are permitted within 200 feet of Hellman Avenue.
- (c) Other bonuses may be granted for provision of affordable housing, as described in the Housing Element.

East Garvey Mixed Use (MU II) - The East Garvey Mixed Use category is established to encourage neighborhood revitalization and better integration of complementary commercial and residential uses, and to provide private property owners with expanded opportunities for development of underutilized parcels.

Allowable residential uses include those identified in the High Density Residential category, at a maximum density of 12 units per acre where no commercial development is provided as part of the same project. If a development project includes residential and commercial uses within the same building or as an integrated development, up to 30 units per acre are permitted.

Permitted commercial uses shall include retail, service, office, entertainment, and dining establishments. Businesses should be oriented toward the street to encourage and facilitate pedestrian access. Uses specifically prohibited include vehicle service and repair businesses; wholesaling activities; warehousing and storage facilities; and bars not associated with a restaurant. Vehicle sales businesses must conform with

minimum lot size requirements and performance standards set forth in the zoning ordinance. Additional uses considered appropriate include religious and educational institutions, group homes, and community care facilities.

Commercial development shall not exceed an FAR of 0.50, although a density bonus of up to 0.25 can be granted for projects that integrate commercial and residential uses.

Baltimore Avenue Mixed Use (MU-III) - The Baltimore Mixed Use category applies to the Baltimore Avenue area north of Garcelon Avenue (as shown on Figure LU-2) and provides opportunities for complementary service and retail commercial businesses, professional offices, and residential uses. A range of commercial and residential uses can be established within areas designated MU III, either within the same building or building complex, or side-by-side on separate legal parcels. Allowable residential uses include those identified in the High Density Residential category. Residential uses may be stand-alone uses or may be combined with commercial uses. Residential uses may be constructed up to a density of 25 units per acre.

Commercial uses may be stand-alone uses or may be combined with Residential uses. The commercial uses within MU III provide opportunities for a range of retail and service commercial and professional office uses intended to meet the needs of Monterey Park residents and businesses. The maximum permitted FAR is 0.65 and the maximum building height is 55 feet. The Zoning Ordinance will continue to define FAR standards more specifically for this mixed use district.

Employment/ Technology Uses

Historically, industrial uses in Monterey Park consisted of heavier manufacturing operations. During the latter two decades of the twentieth century, these types of industries migrated from the Los Angeles basin, often to overseas locations. Replacement businesses ranged from high technology research and manufacturing to wholesale warehousing. Monterey Park's goal is to attract to these former industrial areas new businesses that provide jobs and generate tax revenues.

Employment/Technology (E/T) - This land use category permits commercial, light manufacturing, research and development, and professional office uses in business park settings and as individually developed lots. On properties owned by government agencies, government-related uses are conditionally acceptable. Educational facilities considered appropriate include technical schools and similar facilities supporting businesses within the district. Warehousing, freight terminals, and heavy manufacturing are expressly prohibited, and wholesaling activities are permitted only on a limited, restricted basis, as defined by zoning regulations.

The maximum permitted FAR is 0.65, with the zoning ordinance establishing specific FAR ranges and maximums for individual zoning districts.

Public Facility



The Land Use Element provides one land use category to accommodate public facility uses, which are defined as uses directly related to a legitimate governmental or quasi-governmental activity or function.

Public Facilities (PF) - The Public Facilities category is established to provide areas throughout the City for a variety of public, quasi-public, and institutional facilities. The primary land uses permitted within this category include:

- 1) Public buildings, including but not limited to, City Hall, public libraries, and police and fire stations
- 2) Quasi-public facilities such as public utility facilities, water wells, reservoirs, and similar uses
- 3) Institutional uses such as public and private schools
- 4) Utility easements

Within utility easements, private nursery operations can be allowed consistent with provisions set forth in the zoning ordinance.

For each type of development, zoning ordinance regulations control the maximum permitted intensity of development. For uses with habitable structures, the FAR shall not exceed 0.75. Where a use does not include a habitable structure, such as a utility transformer station or water well housing, no FAR regulation applies.

Open Space

Open Space (OS) - All public parks and City-owned recreational facilities are included in the Open Space category. While parks represent the primary permitted use, permitted recreational facilities include public gymnasiums, multi-purpose community buildings, child care centers for City-supported programs, and similar uses of a public-serving nature. No intensity restriction applies to the Open Space category.

Focus Areas: An Overview

Monterey Park's well-established land use patterns appear to leave little room for change. However, as discussed in the introduction to this Element, shifts in manufacturing and retailing trends, demographic changes, and people's evolving needs and habits all affect how property is used and reused, developed and redeveloped over time. The Land Use Policy Map responds both to the City's built-out character and anticipated long-term land use changes that will further City objectives. Land use patterns generally will remain unchanged, particularly with regard to the City's residential neighborhoods. However, public and private investment will be applied to **Focus Areas** to achieve land use changes and associated economic development goals. Figure LU-3 identifies the following Focus Areas:

- Downtown Monterey Park
- East Garvey
- Atlantic Boulevard
- North Garfield
- Monterey Pass Road
- OII/Edison
- Saturn Park

Downtown Monterey Park

The Garfield/Garvey intersection represents the heart of Downtown Monterey Park and indeed the City itself. On most Saturdays, Downtown pulses with shoppers visiting Downtown's specialty stores, particularly the stores offering unique imported goods and groceries sought by recent and first-generation Asian and Latin immigrants. On weekend evenings and Sundays, restaurants in Downtown attract patrons from throughout the San Gabriel Valley, Los Angeles County, and beyond.

Despite this appearance of activity, however, businesses and properties are not used to their full potential. Development consists largely of one-story buildings on small lots. Pedestrians face difficulties crossing Garvey Avenue and negotiating the many driveways that serve parking areas of individual businesses. Most parking is available only in private lots, with restrictions enforced. Downtown offers opportunities for broader use, coordinated development, public streetscape improvements, and a symbiotic mix of commercial and residential uses that would create a more vibrant and economically productive district.

To create a Downtown that can accommodate specialty shops and services, enhance the City's tax base, encourage pedestrian use, and provide additional housing opportunities for all residents, the City will pursue a comprehensive improvement plan for the broader Downtown area, the boundaries of which are illustrated in Figure LU-3. The comprehensive improvement plan consists of the following elements:

- Land use policy allowing mixed-used development consistent with the MU I land use category.
- Development standards that allow for greater building intensity within the Downtown core (Figure LU-3) and more moderate intensity adjacent to residential neighborhoods surrounding Downtown.
- Reconfiguration of Garvey Avenue to provide 15- to 20-foot-wide sidewalks, two travel lanes with a center median, and on-street parallel parking. This strategy, along with the Downtown Parking Management Program described in the Circulation Element, will preserve parking for businesses in Downtown. Figure LU-8, Pedestrian Improvements: Sidewalk Expansion, illustrates the preferred configuration of Garvey Avenue. As discussed in the Circulation Element, peak-hour parking restrictions will be applied to provide four travel lanes during weekday commute hours.

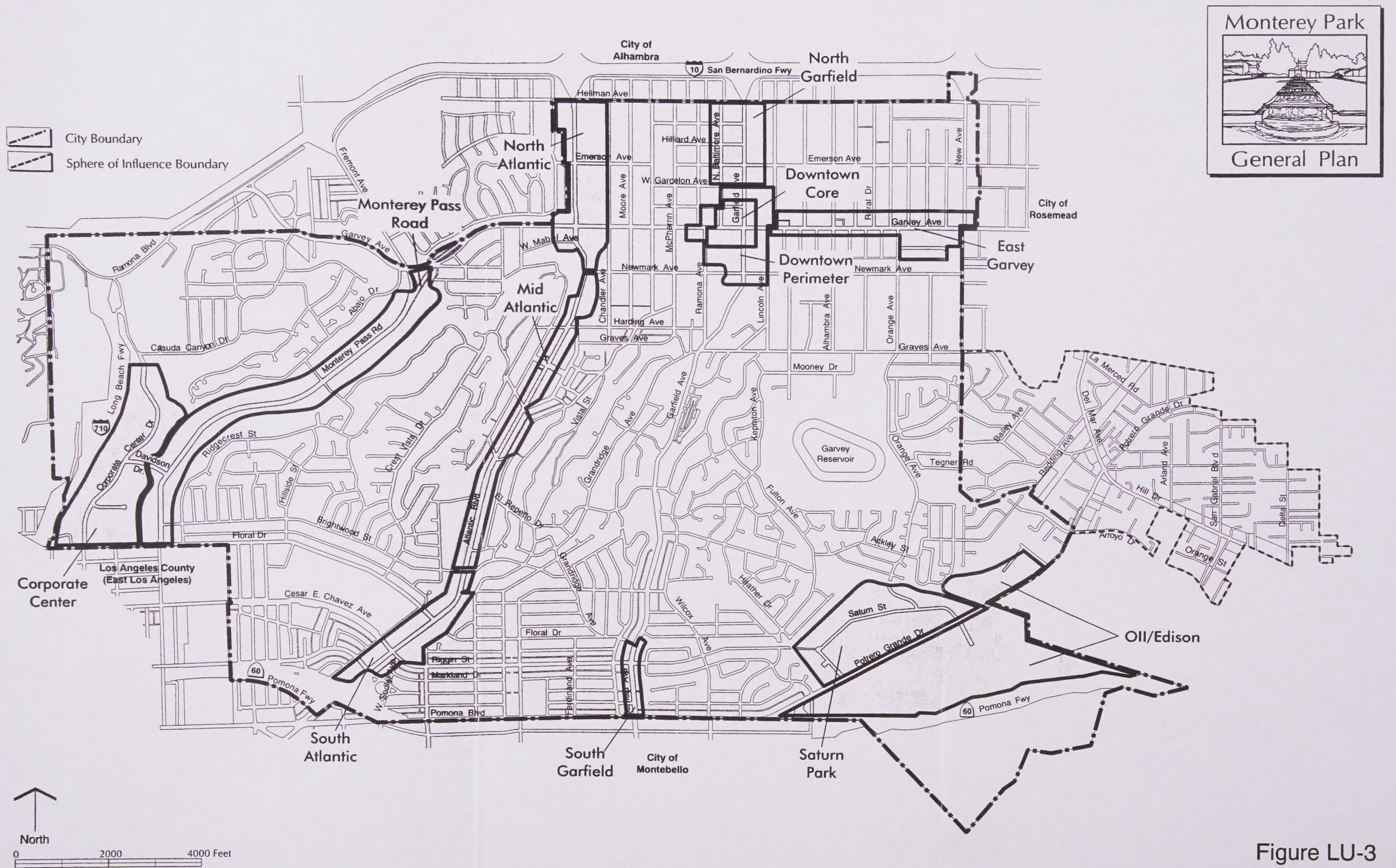


Figure LU-3
Focus Areas and FAR Subdistricts

- Zoning regulations and City policies that accommodate and encourage outdoor dining areas and patios.
- Enhanced crosswalks and traffic signals at select intersections to better accommodate pedestrian movement. Traffic signals will be pedestrian activated.
- Comprehensive streetscape improvements to include, for example, attractive street trees, median landscape planting, and coordinated street furniture and fixtures.
- Public parking structures and/or lots to allow a "park once and shop" approach for Downtown visits.
- Comprehensive design guidelines that establish building themes, color palettes, front facade treatment options, and on-site landscaping standards.
- Zoning incentives that encourage lot consolidation and development of cohesive commercial centers.

In 1987, the City adopted a Specific Plan for the Downtown core that incorporated some of these objectives but also set forth requirements that have constrained private development efforts. To forward a renewed vision for Downtown, the City will either comprehensively revise the Garvey/Garfield Specific Plan or set aside the Plan in favor of new zoning regulations and design guidelines that can bring reality to the vision. This may include development of a Downtown Master Plan that combines a physical and functional vision with a strategic marketing plan.



Goals and Policies

Goal 1.0

Create a Downtown that serves as a community focus, provides opportunities for economic development, and accommodates a symbiotic mix of commercial and residential uses.

- Policy 1.1** Provide zoning incentives that encourage cohesive mixed-used development projects.
- Policy 1.2** Make provision of a Downtown public parking structure a City priority.
- Policy 1.3** Accommodate the pedestrian in all public and private Downtown improvement projects.

East Garvey

The East Garvey corridor extends eastward from Downtown to the City boundary at New Avenue. For many years, the physical appearance of commercial businesses along Garvey Avenue declined, due primarily to the difficulties inherent in redeveloping the narrow, shallow commercial lots fronting on Garvey Avenue. Ownership patterns prevented the lot consolidation necessary to create suitable development sites for

new commercial ventures. Conversely, the residential neighborhoods north of East Garvey experienced substantial rebuilding, with older units replaced by new single-family and multi-family housing.

To facilitate new commercial development along the East Garvey corridor and to continue to provide opportunities for new housing, this Land Use Element establishes the *East Garvey Mixed Use* (MU II) land use category. The MU II designation applies along Garvey Avenue and extends four to six lots north of the street. This land use pattern provides property owners with the option of maintaining long-established commercial or residential uses, or acquiring adjoining lots to develop new mixed-use projects. As described above, the MU II category allows integrated commercial/residential developments or stand-alone uses.

Through zoning regulations, standards will be established to ensure compatibility and quality design, to address shared parking arrangements, and to define the range of permitted commercial uses. Overall, the goal is to create an integrated commercial/residential neighborhood that shows pride of ownership.



Goals and Policies

Goal 2.0

Create a successful mixed-use commercial/residential district along East Garvey Avenue.

- Policy 2.1** Accommodate commercial and residential uses consistent with the intent of the East Garvey Mixed Use (MU II) land use category and implementing zoning districts.
- Policy 2.2** Enhance the visual character of the East Garvey corridor by providing public streetscape improvements, including landscaping, coordinated street furniture and fixtures, and general overall upgrades of infrastructure.
- Policy 2.3** Work to relocate auto-oriented businesses from the East Garvey corridor.
- Policy 2.4** Continue to conduct design review for commercial projects along Garvey Avenue.

Atlantic Boulevard

Atlantic Boulevard runs the length of Monterey Park, from Hellman Avenue just south of the Interstate 10 interchange down to the City boundary formed by the Pomona Freeway (State Route 60). This major thoroughfare has a distinctive commercial focus, although the commercial uses vary from North Atlantic to Mid Atlantic to South Atlantic.

North Atlantic

As Figure LU-3 shows, the North Atlantic focus area encompasses properties east to Chandler Avenue and south around the Atlantic/Newmark intersection. During the 1980s, the City successfully encouraged development of two to three commercial centers, but public and private redevelopment efforts then stalled due to several factors: the sluggish economy of the early to mid-1990s, high land prices, and stringent regulations in the North Atlantic Specific Plan that virtually required property owners to consolidate lots to create development sites.

To expand development opportunities within the North Atlantic focus area, the Land Use Policy Map (Figure LU-2) designates most of the area *Downtown Mixed Use* (MU I). In particular, properties west of Atlantic Boulevard between Garvey Avenue and Mabel Street are designated MU I to expand commercial opportunities at this important corner. Uses encouraged within the North Atlantic Key improvements the City will pursue within the North Atlantic subarea include:

- Establishment of new commercial uses at the Atlantic Boulevard/ Hellman Avenue gateway into the City to create a positive entry and "arrival" statement, and to maximize the revenue potential of these key commercial sites.
- Facilitating redevelopment of properties at the southwest corner of Garvey Avenue and Mabel Street to create a cohesive commercial or mixed-used development project.
- Streetscape improvements to make pedestrians feel safe, and to link the North Atlantic subarea to Downtown, physically and visually.
- Construction of public parking facilities to serve new developments within the subarea and the adjacent Downtown district.



Goals and Policies

Goal 3.0

Establish the North Atlantic area as a focal point for diverse retail, entertainment, and hospitality development.

Policy 3.1

Permit higher intensity development around and south of the Atlantic Boulevard/Hellman Avenue intersection.

Policy 3.2

Encourage shared parking and parking in public lots and structures.

Policy 3.3

Revise the North Atlantic Specific Plan, or set aside the Plan in favor of new zoning regulations and design guidelines that will facilitate private redevelopment efforts.

Policy 3.4 Allow multi-story buildings along Atlantic Boulevard while ensuring appropriate buffering from adjacent residential neighborhoods.

Mid Atlantic Atlantic Boulevard between Newmark Avenue and Brightwood Street supports a mix of low-scale office, service commercial, and limited retail businesses; several churches; and medical related facilities, including the Monterey Park Hospital. The low-intensity nature of uses works well to ensure compatibility with adjacent residential neighborhoods, to minimize additional traffic flow from and onto Atlantic Boulevard, and to provide a suitable location for small office-based businesses. Land use policy calls for this type of use to continue, although the City will encourage more intense retail uses at the shopping center south of Newmark Avenue. This center needs to be renovated to improve internal circulation, enhance the development's visual character, and attract viable businesses.



Goals and Policies

Goal 4.0

Maintain the mid-Atlantic Boulevard subarea as a low-intensity service commercial and office district.

Policy 4.1 Facilitate the renovation of the shopping center south of Newmark Avenue.

Policy 4.2 Review the zoning regulations applicable to the mid-Atlantic Boulevard subarea, and revise the regulations as appropriate, to ensure the regulations provide for a range of low-intensity office and commercial businesses and medical-related facilities.

South Atlantic South Atlantic Boulevard serves as the City's key retail commercial center, providing opportunities for local residents and a broader community to shop at nationally known stores. Students from nearby East Los Angeles Community College help fuel restaurant and retail sales in the area. Given the success of South Atlantic, the City will continue the retail focus that attracts local and regional tax dollars. In particular, opportunity exists to create a new cohesive retail center with ample parking on the block bounded by Atlantic Boulevard, Riggins Street, and Sadler Avenue.



Goals and Policies

Goal 5.0

Maintain South Atlantic Avenue as a successful retail commercial destination.

Policy 5.1 Create new opportunities for complementary retail development.

Policy 5.2 Accommodate shared parking arrangements as appropriate to maximize land use potential.

North Garfield

The Garfield Medical Center on North Garfield Avenue represents the focal point of a successful medical district extending south toward Downtown. Despite the many medical facilities surrounding the hospital, demand continues to exist for additional medical offices, diagnostic centers, laboratories, and related uses. To accommodate demand, the Land Use Element provides for an extended professional office/medical district from Hellman Avenue south to Garcelon Avenue, and for entire blocks between Atlantic Boulevard and Baltimore Avenue north of Hilliard Avenue. Designated *Commercial* and *Baltimore Avenue Mixed Use (MU III)* on the Land Use Policy Map (Figure LU-2), this is a focus area for medical offices and medical-related facilities. Zoning regulations will specify the range of uses permitted, as well as development standards and design considerations appropriate to reduce building massing adjacent to homes and to avoid traffic intrusion into surrounding residential neighborhoods.



Goals and Policies

Goal 6.0

Create a diverse medical district within the North Garfield Avenue corridor.

Policy 6.1

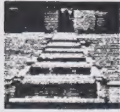
Expand opportunities for development of new medical offices and facilities surrounding the Garfield Medical Center.

Monterey Pass Road

Monterey Pass Road has historic significance as the first arterial roadway traversing the City. The roadway also has long served as a business corridor, supporting a diverse range of industrial enterprises. Businesses historically have consisted of independently owned companies operating from small facilities. The scale of operations is influenced in large measure by the lot sizes and configurations along Monterey Pass Road. The steep hillslopes defining the pass somewhat constrain physical development opportunities. However, these smaller properties continue to offer new start-up businesses the ability to operate efficiently from appropriately sized facilities. Also, because Monterey Pass Road lies within a redevelopment project area, the City has the ability to combine properties to create suitable sites for larger operations.

The location of Monterey Pass Road relative to the Corporate Center area and the relative ease of access to the I-710 and I-10 freeways make the corridor a prime location for new, small-scale technology businesses. The City's goal is to recreate Monterey Pass Road as a business/technology corridor through zoning regulations, development incentives, and redevelopment efforts. Technology businesses provide job opportunities for skilled workers, minimize adverse environmental conditions such

as heavy truck traffic and excessive noise, and create an overall positive image for this important business district.



Goals and Policies

Goal 7.0

Establish Monterey Pass Road as a prime location for new technology-oriented businesses, and create a business district that offers opportunities for a range of complementary businesses.

Policy 7.1 Ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals, and prohibit uses that conflict with the goals.

Policy 7.2 Use Redevelopment Agency actions as appropriate to attract and accommodate new businesses seeking to locate within the Monterey Pass Road technology corridor.

Policy 7.3 Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for the Monterey Pass Road technology corridor.

OII/Edison

In the southeast corner of the City, a former landfill and multi-acreage properties supporting electric utility facilities offer new opportunities for commercial development. Two significant events in the 1990s — the closure of portions of the landfill and the deregulation of the utility industry in California — created development potential on long-neglected properties which benefit from tremendous freeway exposure.

The OII (Operating Industries Incorporated) landfill straddles the Pomona Freeway. While that portion of the landfill south of the freeway remains unavailable for development through the year 2040 or beyond due to extensive contamination, north of the freeway the landfill has been closed and environmentally cleared for reuse. The Land Use Policy Map (Figure LU-2) designates the northern portion *Commercial*. The site's proximity to the freeway and access via the Paramount Boulevard freeway ramps in Montebello make the site highly desirable for regional-serving retail commercial and related uses.

West of the former landfill, Southern California Edison maintains a major electric power substation, the Mesa Substation. Edison also owns properties east of Saturn Street and north of Potrero Grande Drive. Edison could potentially consolidate operations on the property to create potential development sites, utilizing areas beneath power lines for parking. Edison's incentive to pursue consolidation and development opportunities arises from utility industry deregulation and market pressures to become more competitive in overall company operations. Properties

adjacent to the Pomona Freeway, with good access via Potrero Grande Drive, are well suited for commercial uses and thus are designated *Commercial* on the Land Use Policy Map.



Goals and Policies

Goal 8.0

Create a major regional-serving commercial center south of Potrero Grande Drive, north of the Pomona Freeway.

Policy 8.1 Work with the city of Montebello to ensure good access to the OII/Edison area via Paramount Boulevard.

Policy 8.2 Encourage development of retail businesses within the OII/Edison area which serve a regional market and maximize tax revenue potential.

Policy 8.3 Work closely with Southern California Edison to create a reuse plan for Edison properties that optimizes potential for retail commercial and complementary development.

Policy 8.4 Pursue public infrastructure improvements that will support and facilitate redevelopment of the OII/Edison area.

Policy 8.5 Work with Caltrans to enhance the appearance of Pomona Freeway frontage bordering the OII/Edison area.

Saturn Park

The Saturn Park Focus Area (see Figure LU-3) contains some of Monterey Park's newest industrial development. Established as a cohesive business park in the 1970s and '80s, this area accommodates a range of professional office, laboratory, light manufacturing, and warehousing uses. The City intends for Saturn Park to continue to provide diverse business and employment opportunities, with an emphasis on businesses that employ skilled workers.

Because low-density residential neighborhoods surround three sides of Saturn Park, the City is concerned with protecting residents from any hazardous conditions that may be associated with certain industrial processes or manufacturing practices. Thus, zoning regulations applicable to Saturn Park will include regulations and standards that address the use, storage, manufacture, and transfer of hazardous materials.



Goals and Policies

Goal 9.0

Maintain Saturn Park as suitable location for diverse industrial and professional office activity, while ensuring that permitted uses do not pose substantial risk to surrounding residential neighborhoods.

- Policy 9.1** Establish and maintain zoning regulations applicable to the Saturn Park area that address the use, storage, manufacture, and transfer of hazardous materials.

Residential Neighborhoods

Housing covers almost 60 percent of Monterey Park's land area, offering residents diverse housing choices: houses, duplexes, townhomes, condominiums, apartments, and housing designed to meet the special needs of the City's older residents. Long-time residents and newcomers to the community value the range of housing choices available, and well-kept neighborhoods show the pride people have in calling Monterey Park home.

Housing represents a key City asset, and the Housing Element addresses in detail the City's key goals with regard to housing:

- Maintain and enhance the quality of existing residential neighborhoods.
- Remove or reduce market and governmental constraints on affordable housing development.
- Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.
- Provide adequate housing opportunities for homeless persons and persons with special needs.
- Promote equal opportunity for all residents to reside in housing of their choice.

Broad housing options, both in terms of type and cost, can encourage generations of families to remain in the Monterey Park and continue to build "community."

Focus on Maintaining Patterns and Densities

Land use policy provides for long-established single-family residential neighborhoods to retain their densities and character, and for neighborhoods historically zoned for higher densities also to maintain the *Medium Density Residential* and *High Density Residential* designations, with the following exceptions:

Opportunities for Mixed Use and New Housing: The *Mixed Use I*, *Mixed Use II*, and *Mixed Use III* land use designations apply to residential properties adjoining the North Atlantic, East Garvey and Baltimore Avenue corridors, as well as surrounding Downtown. These designations accommodate existing residential units and also create opportunities for new housing development, either as stand-alone projects or integrated with commercial uses.

Pomona Boulevard Frontage: Properties fronting Pomona Boulevard between Bella Vista Park and Fulton Avenue are designated *Mixed Use II*. This designation provides for existing residential units to remain but encourages their gradual

Addressing Housing Trends in Northeast Neighborhoods

replacement with commercial businesses. Traffic noise from Pomona Boulevard and the Pomona Freeway, together with the constant flow of traffic along Pomona Boulevard, create a less-than-optimal environment for residential uses at this location.

Northeast Monterey Park contains several neighborhoods designated *Medium Density Residential* and *High Density Residential*. Driving along any street in these neighborhoods, a person would notice that development type varies greatly from lot to lot, with an older house next to an apartment complex next to a duplex next to a small subdivision of new single-family homes. These patterns reflect the age of the community and changing housing market conditions over time. During the 1980s and '90s, as land use values rose, property owners found great financial return in acquiring adjoining lots, tearing down existing units, and building new homes in a new configuration, often with a net loss in units.

The City recognizes the importance of maintaining higher density housing developments — and encouraging new, quality developments to be built — to provide housing for households of more limited means. Thus, the *Mixed Use I* and *Mixed Use II* designations apply to several subareas within the Northeast area to encourage new higher density housing developments.

Neighborhood Character: As described above, neighborhoods designated for higher densities support a range of housing types, including newer small lot single-family subdivisions. If not thoughtfully designed, new housing development can adversely affect the character of a neighborhood. Maintaining neighborhood character and providing for quality design in all residential areas strengthens neighborhoods. Thus, through zoning regulations and residential design guidelines, the City will continue to address neighborhood character.



Goals and Policies

Goal 10.0

Maintain the quality and character of Monterey Park's residential neighborhoods.

Policy 10.1

Ensure that the City's zoning regulations, subdivision regulations, and design guidelines are crafted to achieve compatibility between established residential dwellings and new residential developments within the same neighborhood.

Policy 10.2

Pursue code enforcement efforts that simultaneously work to enhance the visual quality of residential neighborhoods and to ensure safe, decent housing for all City residents.

Goal 11.0

Continue to provide opportunities for persons of all incomes to find suitable housing.

Policy 11.1 Encourage the provision of new housing, the rehabilitation of substandard units, and maintenance of the existing housing stock to meet the objectives of the Housing Element.

Goal 12.0

Create vibrant mixed-use districts in which housing represents an important part of the neighborhood fabric.

Policy 12.1 Establish zoning incentives to encourage construction of new housing within areas designated *Mixed Use I*, *Mixed Use II*, and *Mixed Use III*.

Policy 12.2 Establish site design criteria for the *Mixed Use I*, *Mixed Use II*, and *Mixed Use III* categories/zone districts that provide for compatibility between commercial and residential uses.

**Adjacent
Unincorporated
Areas**

Although the cities of Alhambra, Rosemead, and Montebello share common borders with Monterey Park, substantial land areas to the east and southwest lie within unincorporated Los Angeles County (see Figure LU-2). East Los Angeles has a distinct community identity, but to the east, the 579-acre area known as South San Gabriel is less well defined. The Los Angeles County Local Agency Formation Commission, known as LAFCO, has designated this latter area as lying within Monterey Park's *sphere of influence*. Should property owners within this area vote to annex to a city, LAFCO has identified Monterey Park as the most logical city.

East Los Angeles The community of East Los Angeles extends from Monterey Park's southwestern boundary west toward unincorporated Boyle Heights and the city of Commerce. East Los Angeles represents a distinct geographic area that has historic significance for the Latino community.

Abutting Floral Drive in Monterey Park, East Los Angeles contains many small commercial and industrial businesses that have the potential to benefit from economic development activity in adjacent areas of Monterey Park. The City, in turn, sees the advantage in enhancing the aesthetic character of Floral Drive as a gateway to the Corporate Center. Thus, the City has designated that portion of East Los Angeles adjacent to its boundary as an *Area of Interest*. This label indicates the City's desire to: (1) discuss with Los Angeles County joint efforts to pursue improvements along Floral Drive and within adjacent business districts, and (2) participate actively in any LAFCO discussions regarding annexations or incorporations affecting East Los Angeles.

South San Gabriel Residential single-family neighborhoods represent the predominant land use within South San Gabriel, with small commercial centers at major street intersections. Because the area has neither a distinct geographic nor historic cultural relationship to Monterey Park, annexation of all or portions of

the area has not been established as a City priority. The Land Use Policy Map (Figure LU-2) includes land use designations for South San Gabriel to provide for compatibility with adjacent areas within the City in the event any such unincorporated area becomes part of Monterey Park.

Los Angeles County has adopted a land use plan and Community Standards District for South San Gabriel aimed toward improving physical and economic conditions in the area. The City will review these regulations for appropriateness should the area be considered for annexation.



Goals and Policies

Goal 13.0

Ensure long-term compatibility between land uses in Monterey Park and development in adjacent unincorporated Los Angeles County areas.

Policy 13.1

Work with Los Angeles County agencies to pursue mutually beneficial improvements to properties within the Floral Drive corridor.

Policy 13.2

Participate actively in any Los Angeles County Local Agency Formation Commission discussions regarding annexations or incorporations affecting East Los Angeles properties adjacent to the City.

Zoning and the Land Use Element

The City's zoning ordinance serves as the primary tool for implementation of land use policy. Under California law, the zoning ordinance must be consistent with the General Plan, meaning that each land use category must have one or more corresponding zone district, and that the development standards and land use regulations contained in the zoning ordinance must reflect the policy statements contained in the Land Use Element. While the General Plan may be somewhat general in its discussion of permitted land uses and development intensities, the zoning ordinance must provide the specificity property owners and developers seek in identifying how particular properties can be used and developed.

Table LU-3 identifies the relationships between land use categories and zone districts. To implement fully land use policy for the *Mixed Use I*, *Mixed Use II*, *Mixed Use III*, and *Employment/Technology* categories, amendments to the zoning ordinance are necessary.

**Table LU-3
GENERAL PLAN/ZONING CONSISTENCY**

General Plan Land Use Category	Corresponding Zone Districts	Notes
Low Density Residential	R-1 (P-D) (H-D)	
Medium Density Residential	R-2 (P-D) (S-C-H)	
High Density Residential	R-3 (P-D) (S-C-H)	
Commercial	N-S S-C R-S C-S C-P P-D	
Employment/ Technology	O-P P-D	New zoning district and corresponding regulations needed to fully implement land use policy
Mixed Use I	R-2 R-3 C-B R-S (C-D) P-D	New zoning district and corresponding regulations needed to fully implement land use policy
Mixed Use II and Mixed Use III	R-2 R-3 C-S P-D	New zoning district and corresponding regulations needed to fully implement land use policy
Public Facilities	All zoning districts	
Open Space	O-S P-D	

Implications of Land Use Policy

Over time, as property owners redevelop sites within the focus areas — and generally, as changes in land use or land use intensity occur citywide consistent with this Land Use Element — the overall distribution of land use will shift. Table LU-4 summarizes the distribution of land use and the corresponding level of development anticipated to result from implementation of land use policy pursuant to Figure LU-2, the Land Use Policy Map, and the goals and policies contained in this Element.

**Table LU-4
LAND USE POTENTIAL AND POPULATION ESTIMATES**

Land Use Category	City Subtotal					Sphere of Influence					Planning Area Total				
	Net Acres	Avg Density	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Avg Density	Potential Dwelling Units	Potential Square Feet (KSF)	Population*	Net Acres	Avg Density	Potential Dwelling Units	Potential Square Feet (KSF)	Population*
Low Density Residential	1,868.14	5 du/ac	9,341		31,497	418.58	5 du/ac	2,093		7,057	2,286.72	5 du/ac	11,434		38,554
Medium Density Residential	279.98	12 du/ac	3,360		11,329	6.71	12 du/ac	81		272	286.69	12 du/ac	3,440		11,601
High Density Residential	417.61	20 du/ac	8,352		28,164	22.99	20 du/ac	460		1,550	440.60	20 du/ac	8,812		29,714
Commercial	551.81	0.25 FAR		6,009		11.46	0.25 FAR		125		563.27	0.25 FAR		6,134	
Mixed Use I	94.97										94.97				
Commercial	80.72	0.4 FAR		1,407							80.72	0.4 FAR		1,407	
Residential	14.25	20 du/ac	285		961						14.25	20 du/ac	285		961
Mixed Use II	64.94										64.94				
Commercial	48.71	0.3 FAR		636							48.71	0.3 FAR		636	
Residential	16.24	20 du/ac	325		1,095						16.24	20 du/ac	325		1,095
Mixed Use III	11.25										11.25				
Commercial	8.44	0.35 FAR		129							8.44	0.35 FAR		110	
Residential	2.81	20 du/ac	56		190						2.81	20 du/ac	56		190
Employment/Technology	170.80	0.45 FAR		3,348							170.80	0.45 FAR		3,348	
Public Facilities	278.76	0.2 FAR		2,429		22.65	0.2 FAR		197		301.41	0.2 FAR		2,626	
Open Space	439.05	N/A									439.05				
Streets and ROWs	1,078.03					96.48					1,174.51				
TOTAL	5,255.34		21,719	13,957	73,235	578.87		2,633	322	8,879	5,834.21		24,352	14,261	82,114

* The build-out population projections presented in this table are based on the projected number of dwelling units that can be accommodated and the year 2000 Department of Finance persons per household (PPH) factor for Monterey Park, which is 3.372. The San Gabriel Valley Council of Governments has projected Monterey Park's population to be 67,747 persons in 2005; 71,599 persons in 2010; 75,550 persons in 2015; and 80,439 in 2020. The difference in build-out population estimates between the General Plan and SGVCOG is due to an assumed higher PPH factor that may increase over time, not a higher number of dwelling units.

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URBAN DESIGN PLAN

Urban design refers to architecture, landscaping, street furniture, signage, and any physical improvement that makes a visual impression. Good urban design creates positive images for the community and can work to encourage economic development by advertising Monterey Park as a vibrant city. Since the 1990s, Monterey Park has recognized the importance of good design and has incorporated design review into the development entitlement process. This Urban Design Plan builds upon established City programs and emphasizes the City's resolve to further enhance the visual character of the community.

The key features of the urban design plan are illustrated in Figure LU-4 and are discussed in the following paragraphs. They include:

- City Image and Identity
- City Gateways
- Arterial Corridors
- Downtown
- Commercial Improvements

City Image and Identity

The Urban Design Plan can be a tool to achieve a sense of community and identity for the residential areas and commercial districts of Monterey Park. The City has the opportunity to improve its overall image by capitalizing on the quality of its best parts, improving its public rights-of-way, and enhancing development standards for new construction and redevelopment. Use of the urban design plan provides guidance for decision makers and staff, ensuring continuity and high quality of implementation over time.

City Gateways

Gateways mark the major entrances into the City and welcome visitors, shoppers, and citizens to Monterey Park. The gateways provide the opportunity to announce that you are entering a special place. Gateways should have distinctive design features such as signs, graphics, landscaping, and accent lighting that clearly communicate the community's commitment to high-quality design and development.

Gateway treatments to be pursued at major entrances to the City include:

- North Atlantic Boulevard
- North Garfield Avenue
- New Avenue
- South Atlantic Boulevard
- South Garfield Avenue

URBAN DESIGN PLAN

Urban design refers to architecture, landscape, streets, signage, and any physical environment that shapes a visual impression. Good urban design creates positive places for the community and can work to enhance economic development by attracting investment. Since the 1970s, Monterey Park has recognized the importance of good design and has implemented design review into the development review process. The Urban Design Plan builds upon existing City programs and emphasizes the City's intent to further enhance the visual character of the community.

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The key features of the Urban Design Plan are outlined in Figure 1-1 and are included in the following categories:

- City Image and Identity
- City Gateway
- Transit Corridor
- Downtown
- Commercial Development

The Urban Design Plan can be a tool to help a community and county develop a cohesive vision and strategy for growth. The City and the County are working to create a vision for the future of the region and to develop a strategy for growth. The Urban Design Plan is a key component of this vision and strategy. It provides a framework for the future of the region and a strategy for growth. The Urban Design Plan is a key component of this vision and strategy. It provides a framework for the future of the region and a strategy for growth.

City Image and Identity

Monterey Park is a vibrant community with a rich history and a bright future. The City and the County are working to create a vision for the future of the region and to develop a strategy for growth. The Urban Design Plan is a key component of this vision and strategy. It provides a framework for the future of the region and a strategy for growth.

City Gateway

Gateway projects are the first point of contact for visitors to the community. They provide a first impression and set the tone for the visitor's experience. The Urban Design Plan provides a framework for the future of the region and a strategy for growth.

- South Atlantic Boulevard
- South Atlantic Boulevard
- South Atlantic Boulevard
- South Atlantic Boulevard
- South Atlantic Boulevard

-  City Gateways
-  Secondary Entry Treatments
-  Arterial Corridors
-  Oil Site Regional Window
-  Downtown
-  City Boundary
-  Sphere of Influence Boundary

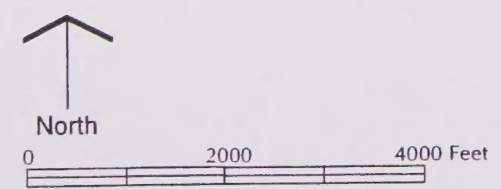
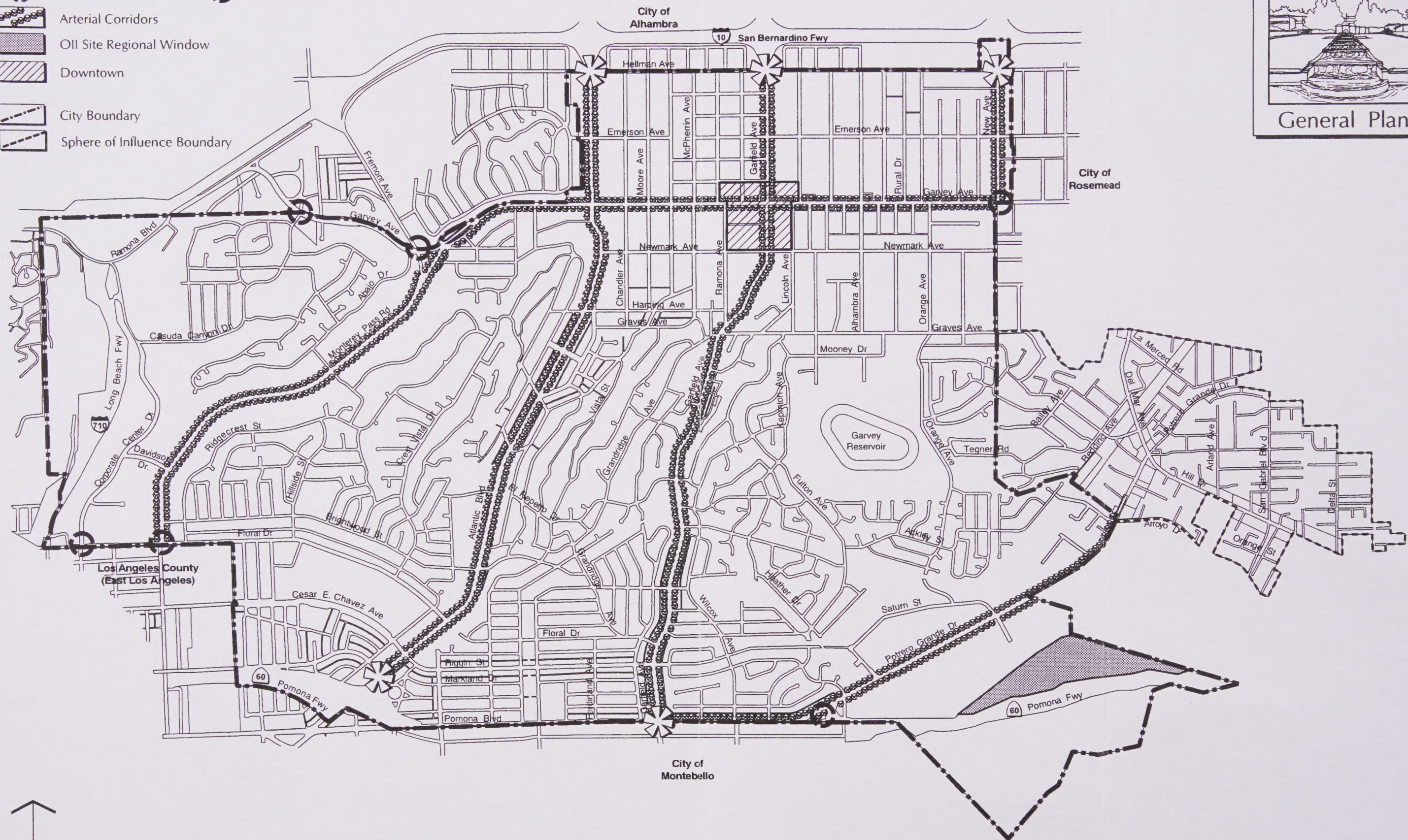


Figure LU-4
Urban Design Plan Map

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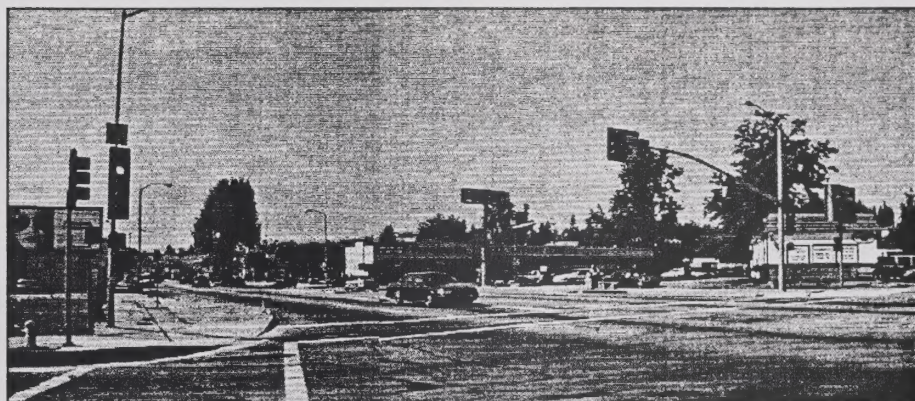
At secondary entrances to the City (Figure LU-4), minor treatments will be provided.

Gateways preferably are located on a raised median island and/or in parkways on both sides of the street. Substantial sign monuments with graphics that reinforce City identity, accompanied by complementary landscape plantings and accent lighting, should welcome visitors and residents alike. Specimen trees, annual color, enhanced paving, and accent lighting can often be effectively incorporated into the gateway design.

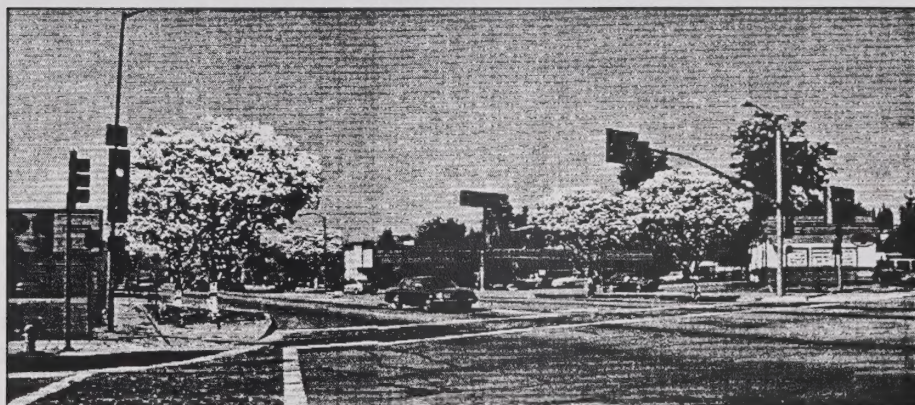
North Atlantic Boulevard Gateway

Figure LU-5 illustrates the North Atlantic Boulevard gateway concept, which includes enhancing the median and both parkways with a well-landscaped corridor, creating a colorful, green entrance and passage through Monterey Park. The illustration depicts the opportunity to provide flowering trees, landscaping, and accent lighting in the existing expanded sidewalk area, and to provide a similar treatment on the west side of Atlantic Boulevard. Enhanced pavings within the crosswalks provide color and traffic calming as drivers pass over the textured paving.

Figure LU-5



North Atlantic Boulevard - Conditions Before Improvements

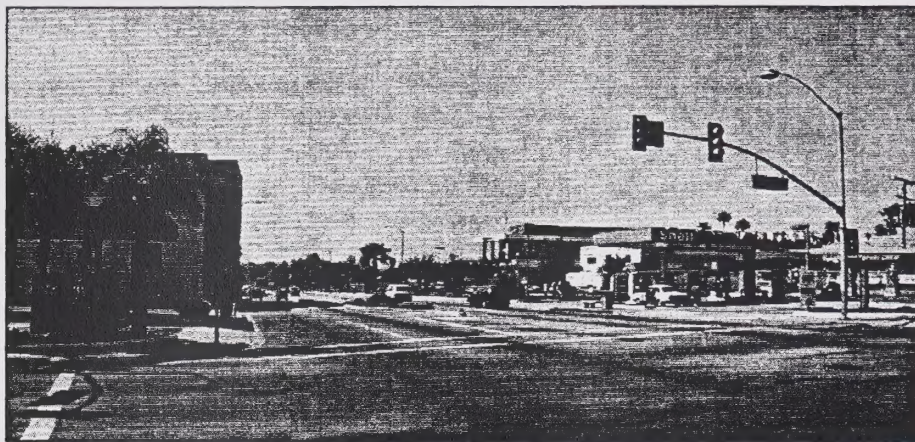


North Atlantic Boulevard - Potential Improvements

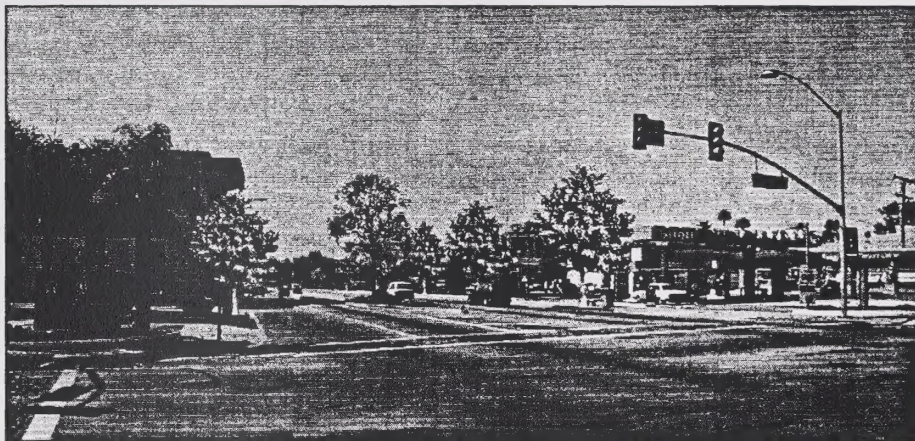
North Garfield Avenue Gateway

Figure LU-6 illustrates the North Garfield Avenue gateway concept. The median is enhanced with a flowering tree and accent lighting. Parkway trees are planted with an evergreen tree, forming a green corridor to Downtown and terminating at the South Garfield Gateway. The hardscape treatment is enhanced colored paving, similar to the North Atlantic Gateway.

Figure LU-6



North Garfield Avenue - Conditions Before Improvements

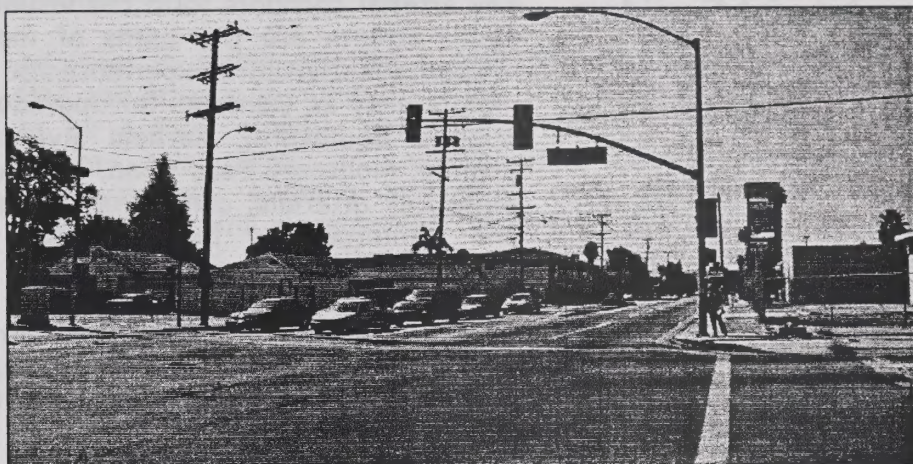


North Garfield Avenue - Potential Improvements

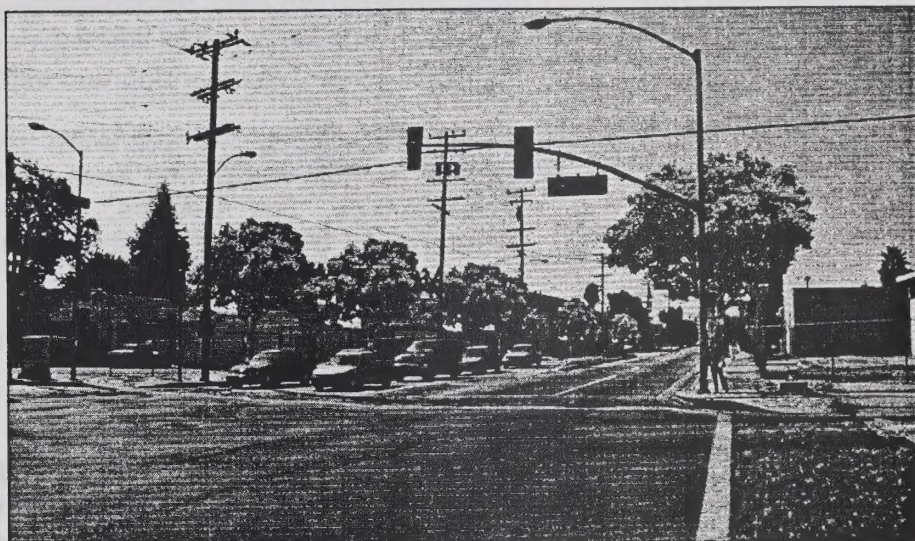
New Avenue Gateway

Figure LU-7 illustrates the New Avenue gateway concept. The aboveground utility lines on east side of New Avenue limit the tree height. Selected parkway trees should be compatible with these utility lines. The trees illustrated have a mature height of 25 feet to 30 feet. The hardscape treatment is enhanced colored paving.

Figure LU-7



New Avenue - Conditions Before Improvements



New Avenue Gateway Concept

South Atlantic Boulevard Gateway

The South Atlantic Boulevard gateway provides an entrance to Monterey Park's largest commercial area and East Los Angeles Community College. This area can be enhanced with a similar treatment as the North Atlantic Gateway, with flowering trees in the parkway and enhanced paving at the gateway intersection.

South Garfield Avenue Gateway

The South Garfield Avenue gateway provides an entrance to Monterey Park's largest shopping center, as well as to the South Garfield/Pomona neighborhood commercial area. This area can be enhanced with an evergreen corridor by planting trees in intermittent clusters. Enhanced crosswalks with colored paving complete the gateway intersection.

Arterial Corridors

Key arterial corridors form the visual frame of the City. These major streets are the paths of movement from which most residents and visitors experience the community. Streets given high priority as elements for upgrading the City's image include Atlantic Boulevard, Garfield Avenue, Garvey Avenue, New Avenue, Monterey Pass Road, and Potrero Grande Drive. Along these key arterials, community image can be readily enhanced and reinforced by the repetition of distinctive streetscape elements, including:

Street Trees – A well-formulated street tree master plan for all major arterials and attendant management policies to monitor, maintain, replace and augment the City's street tree inventory should be prepared.

Underground Utilities – The existing overhead utility lines contribute to the visual clutter experienced along key arterial streets. The lines also limit tree species and pruning height. A program to place utilities underground along key streets would facilitate street tree planting and eliminate unsightly clutter.

Street Furniture - A preferred style of street furniture and fixtures — pole masts and arms for street lighting, signalization and signage, bus shelters, benches, bollards, news racks, planters and tree grates — should be selected to typify the City.

Enhanced Paving - A distinctive enhanced paving style for selected crosswalks and median paving should be identified and specified as part of a phased program of right-of-way improvements.

Graphics and Signage - A consistent graphic style for all public signage, including size, lettering, colors, symbols, and logos, should be developed. Banners can also be used to reinforce the sense of "entry" into the City.

Lighting - Distinctive nighttime illumination along major arterials to be considered include accent lighting for landscaping and key landmark buildings, decorative pedestrian lighting fixtures, and the use of high-pressure sodium bulbs to create warm illumination tones.

Downtown

Downtown is the historic heart of Monterey Park. Downtown is centered on the intersection of Garvey and Garfield Avenues. Downtown is characterized by its 1950-era commercial and retail architecture, with parking on the street or at the rear of the businesses. The scale of Downtown is primarily one- to two-story retail establishments, and the architecture and scale contributes to the "small town" character. A landscaped median on Garvey Avenue provides a welcoming green space through Downtown.

Adjacent to stable residential neighborhoods and close to City Hall and other community facilities, Downtown has the potential to be a high quality "pedestrian-friendly" environment. To create this type of environment, public streetscape improvements, building and shop front rehabilitation, high quality new infill development, improved parking and access, and improved connections to public transportation present opportunities to strengthen Downtown's attractiveness and competitive position.

To enhance the concept of a pedestrian-friendly Downtown, key elements are recommended to be visually and functionally linked to foster pedestrian activity within the commercial core and between City Hall, Barnes Memorial Park, and adjacent residential areas. These elements can be part of the improvement plan for the Downtown Focus Area (see page 14). The pedestrian improvements include the following:

- Widen and improve sidewalks
- Downtown entry markers
- Crosswalk paving enhancements
- Linkages
- Street trees
- Street furniture
- Distinctive lighting

Widen and Improve Sidewalks

As Figure LU-8 shows, widening and improving the existing sidewalks, where possible, will encourage outdoor café areas, provide more room for pedestrian strolling, and realize traffic calming benefits. During off-peak traffic periods, one travel lane in each direction with parallel parking can be achieved.

Downtown Entry Markers and Graphics

Downtown entry markers welcome shoppers, visitors, and citizens to a unique area in Monterey Park. Entry markers will reflect the scale and character of Downtown. The location of the markers will be located on the medians on Garvey Avenue or parkways on Garfield Avenue. Figure LU-9 illustrates possible entryway markers for Downtown.

Improved graphics and directional signage will enhance Downtown's image. A consistent graphic style for all public signage, including size, lettering, colors, symbols, and logos, should be developed. Banners can reinforce the sense of "entry" into the area.

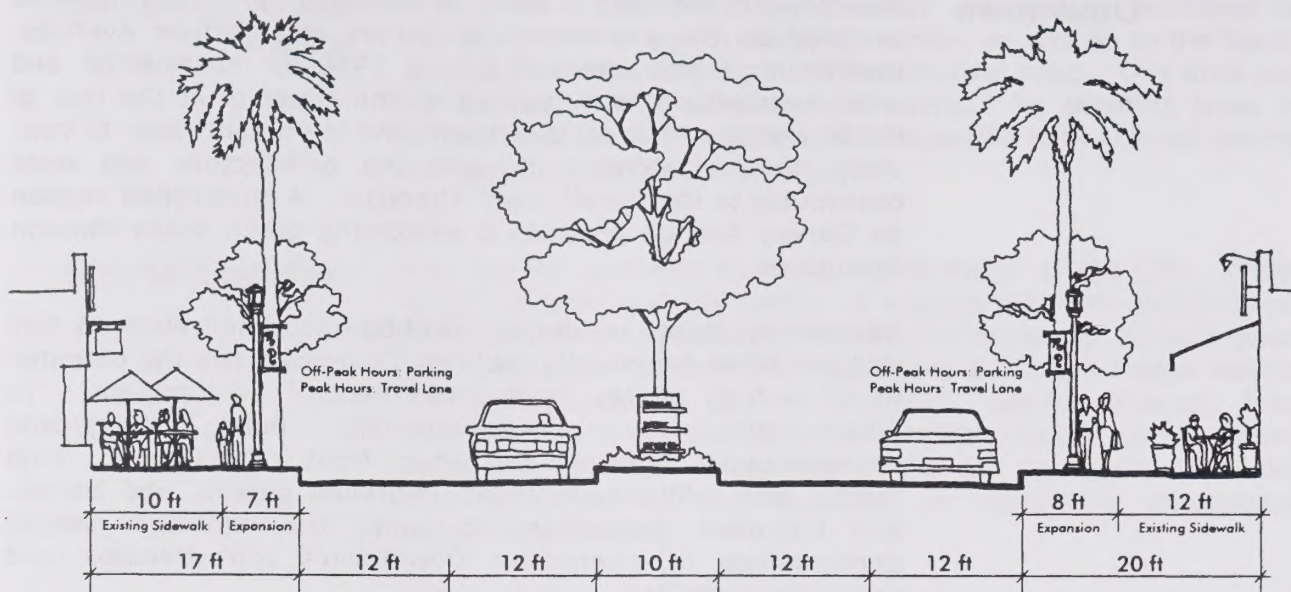


Figure LU-8
Pedestrian Improvements: Sidewalk Expansion

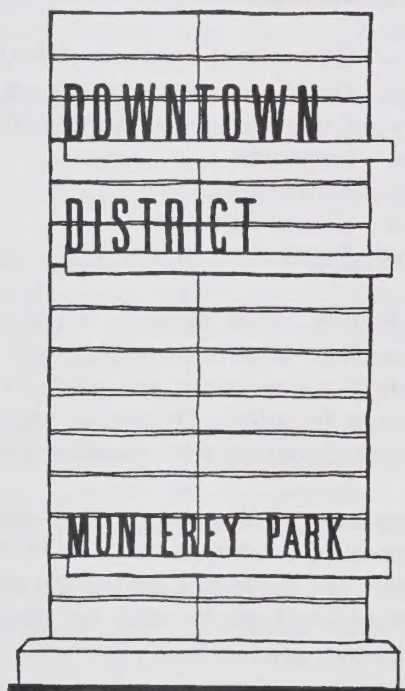


Figure LU-9
Downtown Entryway Marker

Billboards in Downtown detract from the pedestrian scale environment and should be discouraged, while existing billboards should be phased out.

Crosswalk Paving Enhancements

Crosswalk paving enhancements provide aesthetic and visual benefits and also have a traffic calming effect with its decorative and textured paving. The Garvey/Garfield enhanced paving crosswalk physically links the north, south, east, and west sides of Downtown.

Linkages

Linkages provide a pleasant landscaped walking environment and offer connections to key attractions between the Downtown commercial, residential neighborhood, City Hall, library and other community facilities.

Street Trees

Figure LU-10 illustrates an example of how Downtown may be improved with new landscaping on Garvey Avenue. The palm trees create a merchant-friendly streetscape by providing visual access to signs and storefronts, while the flowering accent trees provide color and scale to Downtown.

Street Furniture

A preferred style of street furniture and fixtures — bus shelters, benches, bollards, news racks, planters and tree grates — should be selected to enhance the 1950s design theme.

Distinctive Lighting

Distinctive nighttime illumination along Garvey and Garfield Avenues planned include accent lighting for landscaping and key landmark buildings, decorative pedestrian lighting fixtures, and the use of high-pressure sodium bulbs to create warm illumination tones. Use of neon and other 1950s design motifs should be encouraged.

Figure LU-10



Downtown Entryway Street Tree Planting

Commercial Improvements

The commercial opportunities of the urban design plan are focused upon the OII site, the largest undeveloped parcel in the City, and rehabilitation of key commercial districts.

OII Site

The Pomona Freeway, traversing the City along its southern edge, offers a "regional window" to the community at the OII site. The commercial development of this site offers a unique opportunity to enhance Monterey Park's image by improving the Caltrans right-of-way with a landscape palette that relates to the new development, provides denser plantings, and incorporates more mature plant material.

Key Commercial Districts

Design guidelines have been developed for several commercial districts, including the following areas: Mid-Atlantic Commercial District, Monterey Pass Commercial District, Downtown Commercial District, West Garvey Commercial District, East Garvey Commercial District, and the South Garfield/Pomona Commercial District.



Goals and Policies

Goal 14.0

Create a sense of community and identity for the residents and businesses of Monterey Park.

Policy 14.1

Implement the design improvements and changes outlined in the Urban Design Plan.

Policy 14.2

Continue to apply design guidelines for new construction and redevelopment within the City's commercial areas.

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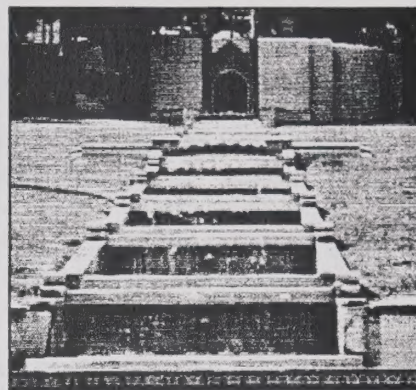
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Economic Development Element

The public sector's responsibilities for promoting economic development include improving the quality and availability of the basic inputs that firms draw upon, such as human resources, technological and physical infrastructure, and capital.

- Southern California
Association of Governments,
*Regional Comprehensive
Plan and Guide*



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Economic Development Element

The Economic Development Element is designed to provide a framework for the County to guide and coordinate economic development activities. The Element is intended to be a living document that will be updated as needed to reflect changes in the County's economic development strategy and goals.

Section 1.0
Introduction

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INTRODUCTION

Although Monterey Park is largely built out, with relatively little vacant land available for new large-scale development, many opportunities exist for expanding the existing commercial and employment/technology base. As described in the Land Use Element, private and public redevelopment efforts within identified focus areas will allow new investment and new complementary uses to meet local and regional shopping demands, provide expanded job opportunities, and build the City's tax base.

During the latter decades of the twentieth century, several factors hindered economic development in Monterey Park, including parcel size and configuration, high land costs, and land use restrictions. The City recognized these challenges and undertook a planning effort that resulted in the 1995 *Economic Development Strategy Plan*. The Economic Development Element builds on past City efforts to define its economic objectives and strategies, and to guide and shape important components of Monterey Park's economy consistent with other Elements of the General Plan.

Scope and Content of the Economic Development Element

The Economic Development Element establishes goals and policies to guide City efforts to maintain an economically viable community. In this sense, economically viable means providing a range of housing and employment opportunities that meet the needs of residents and workers alike, that attract families and businesses to create demand for planned land uses, and that establish and fund public service levels to preserve Monterey Park's quality of life.

The Economic Development Element is linked primarily to the Land Use and Housing Elements. Land use policy, in which the City takes an active role in defining development intensity, the balance and mix of land uses, and design guidelines, is fundamental to economic growth and fiscal well being. Land use policy also helps the City plan in advance for the secondary effects of development, including employment growth, infrastructure requirements, and fiscal impacts. Monterey Park's housing policy also is linked to economic development planning in that economic relationships exist between housing types and employment opportunities, as well as between housing densities and the cost to maintain City service levels. With regard to attracting industry and maintaining mobility for corporate activities, Circulation Element policies tie into a sound economic development strategy.

RELATED PLANS AND PROGRAMS

This Element provides the overall framework for decision making that affects economic development in the City. More detailed plans set forth specific strategies for economic development, and establish regulations and standards for focus areas. As discussed in the Land Use Element, specific plans and redevelopment area plans are regulatory documents which work in concert with the General Plan to accomplish the City's goals and policies. Virtually all nonresidential properties in the City lie within a redevelopment project area. Plans and programs specifically focused on economic development are as follows.

Economic Development Strategy Plan

The *Economic Development Strategy Plan* presents a set of strategies and actions to maintain the economic health of Monterey Park. The strategies and actions set forth in the Plan can be grouped according to two major themes: (1) capitalizing on Monterey Park's location and international culture, and (2) maintaining and promoting Monterey Park's amenable family environment that provides activities and cultural opportunities. These core themes provide the basis for taking advantage of economic opportunities and pursuing associated strategies.

To ensure pursuit of economic goals and strategies, the City has established the Economic Development Advisory Committee, or EDAC. The EDAC is responsible for monitoring Strategy Plan implementation, periodically updating the Plan, and serving as a point of contact and resource in the City's economic development efforts.

Commercial Rehabilitation Program

Administered by the City's Economic Development Agency, the commercial rehabilitation program is designed to stimulate investment in business districts, resulting in attractive commercial areas. The program allows business owners to make needed improvements and updates at very low costs. The Agency pays up to 75 percent of the total facade/exterior rehabilitation project; the applicant pays the balance. Commercial rehabilitation projects are expedited through the design approval process. Twenty percent of the grant may be applied toward architectural fees.

Business Outreach and Support Services

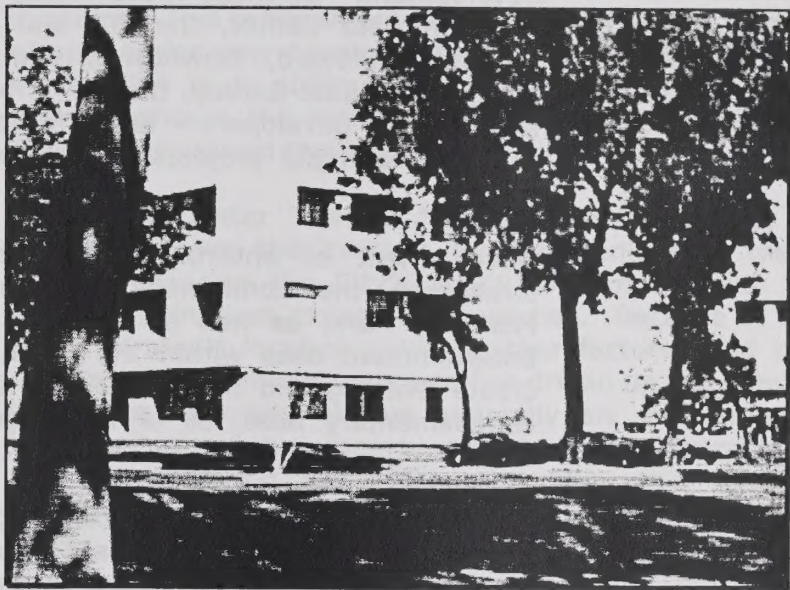
The City's Business Outreach Support and Services Center (B.O.S.S.) serves existing and prospective Monterey Park businesses. The B.O.S.S. center facilitates access to capital and other business resources for expansion, property improvement, relocation, and property acquisition.

Targeted Marketing Plan

In 1997, the City launched a targeted marketing plan. It includes telemarketing and direct mail pieces targeted to business-to-business sales in medical equipment, printing, food manufacturing, and office machinery, as well as international trade.

Chamber of Commerce

The Monterey Park Chamber of Commerce takes an active role in the promotion of international trade opportunities in the City. The Chamber has compiled and published a directory of companies involved in international trade, co-sponsored an international trade symposium, and participated in international trade promotion events.



ECONOMIC DEVELOPMENT PLAN

Overview of Objectives

In all cities, an interdependence exists between local economic issues and the overall quality of life. Monterey Park is a mature, medium-sized community dominated by a diverse population of Asian and Hispanic residents. The City is virtually built out and considered primarily a bedroom community, with a limited commercial and industrial base.

Nonetheless, the City continues to entertain new and substantial development projects. As described in the Land Use Element, several focus areas offer potential for promising new development. Of these focus areas, the five critical locations are Corporate Center, the OII and Edison properties, North Atlantic Boulevard, Downtown, and East Garvey. With the exception of East Garvey, the City's Redevelopment Agency has long courted developers – and offered financial assistance – to realize meaningful projects capable of boosting the City's tax base.

Development of entertainment uses in the city will help strengthen the commercial core and attract residents of Monterey Park, as well as residents from neighboring cities. Entertainment uses within the North Atlantic Focus Area will create evening and night-time activity, which in turn attracts complementary uses, all of which generate revenues for the City.

While most of the City's commercial areas lie within the boundaries of a redevelopment project area, many of the identified areas of focus are primarily built out and are characterized by aging, uninspiring structures situated on small, often narrow lots. With the exception of the Corporate Center and the OII/Edison focus areas, reuse of existing structures or a recycling and upgrading of properties to more intensive uses will characterize most new development.

Challenges the City Faces

Specifically, the City faces several major challenges in its continued economic development efforts:

Fiscal Viability: The City does not share directly in regional sales expansion due to its modest retail sales tax base. The total tax base is a critical component of the City's annual revenue collection, constituting nearly 65 percent of all annual General Fund revenues. Sales and property taxes, the two most important components of the City's tax base, historically have experienced only modest growth. Collectively, these two sources have grown at a rate less than general inflation.

As the City ages, preserving and enhancing the City's existing tax base becomes increasingly important. In order for the City continually to take advantage of increased regional sales activity, it will need to add to and improve its inventory of retail establishments. Given the economic realities in California, each local jurisdiction must maintain its own fiscal viability. This requires a combination of land use policy, attraction of business, and local revenue policy, including taxation. It must be also recognized that long-term fiscal viability requires incremental public and private investment.

Limited Land Area for Development: Monterey Park's land configurations and parcels tend to be small, with very few vacant parcels available. This built-out character limits the City's ability to attract large development projects capable of creating the critical mass necessary to stimulate the local economy. This predicament leaves the City with a narrow range of options for new development. One tool that can be utilized by the City is its ability to acquire properties and consolidate and reconfigure the resulting lots. The City's Redevelopment Agency has utilized this approach.

High Land Costs: The cost for properties in Monterey Park are generally above the average for communities in the region, thereby reducing the City's ability to compete with business centers having less expensive properties. Because of Monterey Park's strategic location, among other factors, land has been purchased at premium rates and has driven up the area's overall land costs. Property owners generally are in positions where they can "sit on" the property until they get a desirable offer for their land. During the 1980s and '90s, this situation was aggravated by land use restrictions that increased development costs.

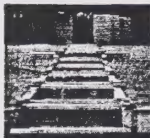
Plans to Meet These Challenges – The Priorities

The City's economic development goals and policies respond to known challenges and build on the *Economic Opportunities* section of the City's 1995 *Economic Development Strategy Plan*, which addressed many of the issues of continuing concern. In the short term, the City has three generalized areas of focus for its economic development efforts:

- (1) To build retail credibility and national credit tenant status in the North Atlantic Boulevard and OII/Edison focus areas.
- (2) To strengthen the City's hotel/meeting center facilities in the Downtown focus area by capitalizing on the City's ethnic identity as a center for the Asian community.
- (3) To create a land use and infrastructure environment in the Monterey Pass Road focus area that will be conducive to future flex-tech and other high-end manufacturing users.

These targeted business development goals primarily pertain to dedicated efforts in specific areas of the City and do not encompass all of the identified focus areas under consideration in the Land Use Element.

Fiscal Balance



Preserving, retaining, and building the City's tax base will allow Monterey Park to continue to provide a high level of public services, and to invest in public improvements that enhance the business environment and overall visual character of the community.

Goals and Policies

Goal 1.0

Maintain an economic base to provide a sound fiscal foundation for the City, as well as quality community facilities and high service levels.

Policy 1.1

Encourage a pattern of development that balances revenue-generating land uses in phase with other uses that demand services.

Policy 1.2

Encourage the growth or relocation of industries that generate local tax and employment advantages.

Policy 1.3

Evaluate fiscal impacts of new development on an ongoing basis, and provide appropriate mitigation strategies for projects with a negative fiscal balance.

Business Attraction and Retention



The City will need to continue to provide incentives to encourage new businesses to locate in Monterey Park, and for existing businesses to expand.

Goals and Policies

Goal 2.0

Attract new businesses to the commercial Focus Areas identified in the Land Use Element.

Policy 2.1

Provide incentives for businesses to locate within appropriate focus areas, including infrastructure investment.

Policy 2.2

Concentrate investment in sectors where growth is forecast in the short- to mid-term. Focus efforts on retail and hospitality uses in the short term and light industrial uses subsequently.

Policy 2.3

Create distinct identities for commercial areas using tools such as infrastructure investment and incentives.

Policy 2.4

Actively market the Focus Areas directly to industry-specific businesses and indirectly through realtors.

Policy 2.5 Establish liaisons with staff people involved in the City's B.O.S.S. program and the Chamber of Commerce to facilitate ongoing business development intelligence and feedback.

Goal 3.0

Draw upon Monterey Park's international culture to attract international businesses.

Policy 3.1 Develop and distribute promotional materials about Monterey Park to attract potential investors.

Policy 3.2 Engage in promotional activities to generate international business contacts and increase networking.

Goal 4.0

Retain existing businesses that provide jobs and tax revenue.

Policy 4.1 Explore the feasibility of providing land acquisition and write-down assistance for business expansion.

Policy 4.2 Assist existing businesses with improvements to buildings exteriors/façades.

Policy 4.3 Provide existing businesses support services and technical assistance that facilitate access to resources.

Downtown as Local-Serving Mixed Use District

Downtown Monterey Park is the historic heart of the community. On weekends, Downtown thrives as local residents and residents from surrounding San Gabriel Valley cities shop at the ethnic specialty shops. As discussed in the Land Use Element, Downtown's economic future lies in increasing the diversity of uses within the district and attracting residential uses to create weekday activity and weekend evening/night-time use, as well as active outdoor use areas such as plazas and sidewalk dining.

A level of demand exists for local hotel services not captured by the City. Extended stay and meeting room/banquet facilities are needed to accommodate local and community users apart from the business hotel atmosphere provided within the Corporate Center area. Downtown hotel facilities will capitalize on the existing ethnic commercial infrastructure in the district and provide a catalyst for additional business and residential development which serves a community focus.



Goals and Policies

Goal 5.0

Establish Downtown as a local-serving mixed use district.

Policy 5.1 Take advantage of Monterey Park's identification with the local Asian community to establish a local-serving, small-to-medium scale hotel in Downtown.

- Policy 5.2** Pursue additional specialty retail and restaurant businesses that will complement existing medical office and future hotel uses.
- Policy 5.3** Provide zoning incentives that encourage cohesive mixed-use development projects.
- Policy 5.4** Pursue mixed-use, high-density residential projects within Downtown.
- Policy 5.5** Develop marketing and promotional campaign to publicize Downtown as a distinct district within the community.
- Policy 5.6** Pursue development of a Downtown Master Plan that combines a strategic marketing plan with a physical and functional vision for Downtown, as described in the Land Use Element.

Technology Center at Monterey Pass Road



The Land Use Element identifies the Monterey Pass Road Focus Area as a center for new emerging technology businesses. This business activity will create new skilled job opportunities and establish a cohesive industrial center.

Goals and Policies

Goal 6.0

Establish Monterey Pass Road as a desired location for new light industrial, technology-oriented firms.

- Policy 6.1** Use Redevelopment Agency actions as appropriate to attract and accommodate new businesses seeking to locate within the Monterey Pass Road technology corridor.
- Policy 6.2** Consider limited use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for Monterey Pass Road.

Discount/Volume Retail Center



The transformation of an old landfill and underutilized Southern California Edison properties adjacent to the Pomona Freeway into a major retail center represents a key economic goal. Discount and volume retail uses draw shoppers from outside the City into Monterey Park to spend tax dollars.

Goals and Policies

Goal 7.0

Create a major regional-serving commercial center north and south of Potrero Grande Drive, north of the Pomona Freeway.

- Policy 7.1** Work with the City of Montebello to ensure good access to the OII/Edison area via the Pomona Freeway.

Policy 7.2 Encourage development of retail businesses within the OII/Edison area which serve a regional market and maximize tax revenue potential.

Policy 7.3 Work closely with Southern California Edison to create a reuse plan for all OII Edison properties, including those leased to the San Gabriel Nursery, that optimizes potential for retail commercial and complementary development.

Policy 7.4 Pursue public infrastructure improvements that will support and facilitate redevelopment of the OII/Edison area.

Policy 7.5 Work with Caltrans to enhance the appearance of Pomona Freeway frontage bordering the OII/Edison area.

North Atlantic as a Retail/ Entertainment Gateway



Land use policy provides for a diverse mix of entertainment, retail, and residential uses at the North Atlantic Boulevard gateway into the City, with commercial intensities higher than those developed historically.

Goals and Policies

Goal 8.0

Establish the North Atlantic area as focal point for diverse retail and entertainment development.

Policy 8.1 To the extent that it is compatible with the City's financial policy objectives, pursue the development of entertainment-related uses in the area to act as an anchor for additional corridor improvement.

Policy 8.2 Pursue additional specialty retail and restaurant businesses that will complement new development.

Policy 8.3 Provide zoning incentives that encourage cohesive mixed-use development projects.

Policy 8.4 Pursue the construction of public parking facilities to serve new developments within the subarea and the adjacent Downtown district.

Job Creation for Monterey Park Residents

A population base that has skilled, well-paying jobs strengthens the City's overall economic health. Residents can then spend money locally, gain pride in local businesses and employers, and invest in the community using private resources.



Goals and Policies

Goal 9.0

Increase the number of local Monterey Park residents employed by local and new businesses attracted to the City.

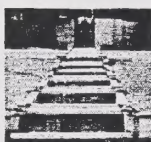
Policy 9.1

Partner with the Chamber of Commerce and East Los Angeles Community College to identify job skill needs and provide training to meet those needs.

Policy 9.2

Work with local and regional job training agencies and organizations to place residents in programs that can improve their job skills.

Government Efficiency and Leadership



Goals and Policies

Goal 10.0

Achieve overall government efficiency to improve the environment for economic growth and community enhancement.

Policy 10.1

Streamline administrative review process that affect economic development activity.

Policy 10.2

Review and update plans which affect economic development on a regular basis.

Policy 10.3

Conduct public forums with political leaders, community members, and business leaders to support an on-going dialogue regarding the City's long-range economic development plans.



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That there exists an intimate relationship between transportation and land development has been understood for centuries.

- C.S. Papacostas and P.D. Prevedouros,
Transportation Engineering and Planning



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INTRODUCTION

An old adage states, "The shortest distance between two points is a straight line." In Los Angeles County, where freeways connect cities and points in between, this adage does not always hold true. During peak travel hours, when commuters clog the freeways, surface streets often provide the shortest route — in terms of time — between two points. In Monterey Park, this applies particularly to Garvey Avenue, Atlantic Boulevard, and Garfield Avenue. Drivers often use these roadways to avoid freeway delays and travel frustration, and to minimize driving time.

Certainly Monterey Park benefits from easy access to three freeways — Interstate 10, Interstate 710, and State Route 60 — that link residents and businesses to destinations in Los Angeles County and beyond, and that bring people into the City. And although Atlantic Boulevard, Garvey Avenue, and Garfield Avenue act, in part, as relief valves to the freeways, they also serve an important function as part of the regional arterial road network by providing good alternative travel routes to destinations throughout the San Gabriel Valley. The City's circulation system offers varied, convenient routes for local and regional trips. Monterey Park residents also take advantage of bus and rail service to travel to work, commercial centers, schools, etc.

The ease with which people can move within and through Monterey Park over time depends upon good circulation planning. The Circulation Element addresses anticipated circulation needs and the ability of the road network and alternative transportation modes to meet travel demands into the future.

Scope and Content of the Circulation Element

The broad purpose of the Circulation Element is to define a safe, efficient, and adequate circulation system in Monterey Park that responds to all circulation needs. *Circulation* means the actual physical circulation system consisting of freeways, streets, bicycle routes, sidewalks, and trails, as well as modes of transportation, including cars, buses, trucks, trains, bicycles, ridesharing, and walking. Because not everyone drives a car, this Element examines the transportation requirements of a diverse population and establishes appropriate policies.

The State General Plan Guidelines suggest that Circulation Element policies and plans:

- Coordinate transportation and circulation systems with planned land uses,

- Promote the safe and efficient transport of goods and the safe and effective movement of all populations, and
- Make efficient use of existing transportation facilities.

The first point is key: The circulation system should accommodate the level of traffic generated by current and future development, both in terms of distribution and intensity. Thus, this Element presents a circulation plan that is based upon land use policy set forth in the Land Use Element.

The Circulation Element discusses the City's current and anticipated future transportation and circulation needs in the context of the following topics:

- Regional Access
- Local Street Network
- Public Transportation
- Bicycle and Pedestrian Circulation
- Parking

In the discussion of the Local Street Network, a particular focus is made on Garvey Avenue and the important role this roadway plays in creating a new Downtown Monterey Park. The Land Use Element describes the overall vision for Downtown, while this Element centers the discussion on physical improvements planned for Garvey Avenue to realize the vision.



IMPORTANT TERMS AND CONCEPTS

The definitions below highlight key technical terms used in this Element to discuss traffic and transportation issues.

Level of Service

The efficiency and quality of traffic operations can be described in terms of Level of Service, or LOS. Six categories of LOS — the letter designations A to F — are used to identify traffic conditions, with LOS A representing excellent conditions and LOS F representing extreme congestion. The LOS designations correspond to volume-to-capacity (V/C) ratios calculated for roadways. For example, a roadway that carries 18,000 vehicles per day, with the capacity to accommodate 20,000 vehicles per day, has a V/C of 0.90.

Table C-1 shows V/C ranges and the corresponding LOS, with a description of actual traffic conditions associated with each V/C range and LOS for signalized intersections.

Table C-1
LEVEL OF SERVICE

Volume to Capacity Ratio	Level of Service	Description of Traffic Conditions
0.0 to 0.60	A	Very short delay due to random arrival of vehicles during red light.
0.61 to 0.70	B	Short delay of 5.1 to 15.0 seconds per vehicle.
0.71 to 0.80	C	Stable flow, delays of 15.1 to 25.0 seconds per vehicle. Some waiting vehicles may fail to go through the intersection before the green light turns red.
0.81 to 0.90	D	Average vehicle delay is 25.1 to 40.0 seconds. Congestion becomes more noticeable. Many vehicles are required to stop at the signal.
0.91 to 1.00	E	Unstable traffic flow, with an average vehicle delay of 40.1 to 60.0 seconds (generally perceived as the limit of acceptable delay). Most vehicles are required to wait at least one traffic signal cycle.
Above 1.00	F	Traffic volumes exceed roadway design capacity, resulting in forced flow, jammed intersections, long delays, and two-cycle signal waits. Average vehicle delay exceeds the acceptable 60 seconds per vehicle.

Transportation Demand Management

A population's travel behavior strongly affects roadway congestion and peak-hour traffic in particular. The typical 8 to 5 work week deposits millions of people onto the same roadways during the same work commute hours. Transportation Demand Management, or TDM, represents one approach to modifying travel behavior, especially in the area of home-to-work trips. Many TDM strategies focus on increasing interest in alternative

modes of transportation for work commutes, as well as developing other alternatives designed to manage, manipulate, and maximize the use of existing transportation facilities. Examples of such strategies include subsidies that encourage public transit or vanpool ridership and preferential parking for carpoolers.

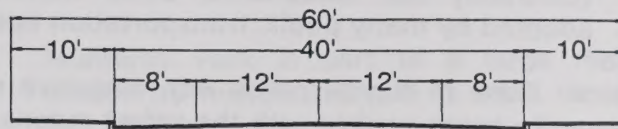
Street/Highway Classifications

Roadways are defined in terms of their function and size. In Monterey Park, the public street system consists of the four roadway classifications¹, illustrated in Figure C-1. These classifications are:

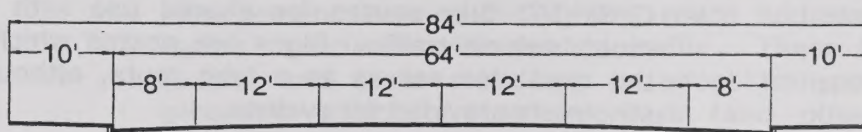
- **Principal Arterial** – A Principal Arterial serves as a regional travel route, accommodating through trips and linking the local street system to through routes. In Monterey Park, Principal Arterials have a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way. This street section typically provides for a four-lane divided roadway or potentially six reduced-width lanes if parking is prohibited. The estimated daily capacity is 40,000 to 60,000 vehicles per day.
- **Minor Arterial** - Minor Arterial roadways provide a 64- to 68-foot curb-to-curb width within an 80- to 88-foot right-of-way. These geometrics allow for either a four-lane divided street (similar to a Principal Arterial) or a four-lane undivided roadway with a capacity up to 40,000 vehicles per day.
- **Collector** – A Collector street, as the name implies, collects and distributes traffic from local streets to the arterial road network. A Collector has a 40-foot curb-to-curb width within a 60-foot right-of-way. A two-lane undivided roadway is the usual design, with on-street parking permitted. Collectors are designed to carry moderate levels of traffic, generally 15,000 to 25,000 vehicles per day.
- **Local Street** - Local streets are two-lane undivided roadways designed to serve local circulation, with traffic characterized by low volumes of vehicles traveling at slower speeds. Generally, a local street is not intended to handle through traffic. This classification provides a 36-foot curb-to-curb width within a 50-foot right-of-way, although the geometrics may vary for local streets in hillside neighborhoods or neighborhoods established before the 1940s.

¹ The City's classification system corresponds to the system adopted by the Federal Highway Administration (FHWA) in the following manner, with the City's nomenclature indicated first: Principal Arterial = Other Principal Arterial, Minor Arterial = Minor Arterial, and Collector = Collector. The FHWA hierarchy does not include Local streets.

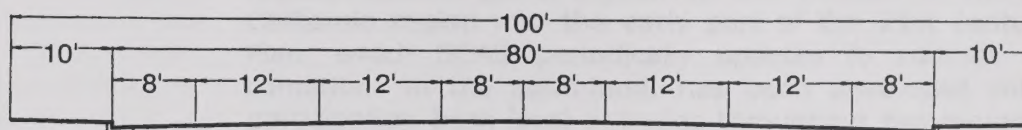
LOCAL
(2 LANES, UNDIVIDED WITH PARKING)



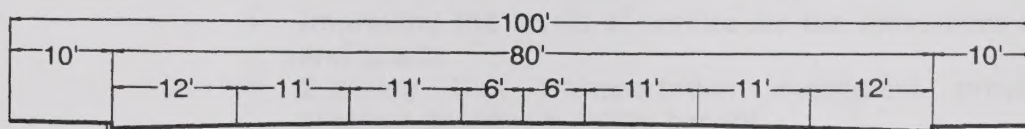
COLLECTOR
(4 LANES, UNDIVIDED WITH PARKING)



MINOR ARTERIAL
(4 LANES, DIVIDED WITH PARKING)



PRINCIPAL ARTERIAL
(6 LANES, DIVIDED WITHOUT PARKING)



PRINCIPAL ARTERIAL
(8 LANES, DIVIDED WITHOUT PARKING)

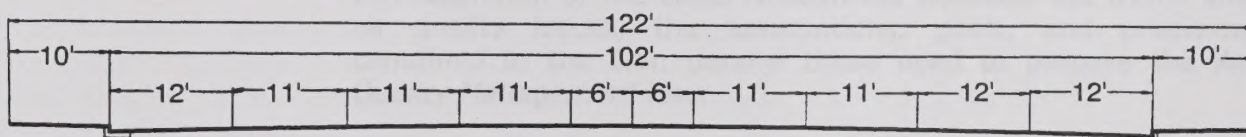


Figure C-1
Street Classifications

Bicycle Path Classifications

Bicycle travel is accommodated either on or separate from the local road network. The California Department of Transportation (Caltrans) has established three bicycle path classifications adopted by many public transportation agencies and cities.

- *Class I:* Bicycle paths with exclusive rights-of-way intended to serve cyclists with the safest means of travel.
- *Class II:* Bicycle lanes along the curb lane of a street or highway. The path provides for one-way travel and is generally delineated with special striping and signage.
- *Class III:* Bike routes for shared use with pedestrian or motor vehicle traffic. Signs are posted which indicate that the road also serves as a bike route, although no special striping is provided for cyclists.

RELATED PLANS AND PROGRAMS

Monterey Park is part of a large metropolitan area and of necessity, must integrate its local street system with existing and planned regional systems. Transportation planning and management require cooperation and coordination among many state, county, and regional agencies. Relevant agencies include Caltrans, the Los Angeles County Metropolitan Transportation Authority (MTA), the Southern California Association of Governments (SCAG), and the South Coast Air Quality Management District (SCAQMD), which addresses air quality issues associated with vehicle traffic. These agencies have federal and state mandates to adopt transportation-related programs affecting Monterey Park (and other jurisdictions throughout the area).

Regional Transportation Plan

The *Regional Transportation Plan* is a component of the *Regional Comprehensive Plan and Guide* prepared by SCAG to address regional issues, goals, objectives, and policies for the Southern California region into the early part of the 21st century. The Plan, which SCAG periodically updates to address changing conditions in the southland, has been developed with active participation from local agencies throughout the region, elected officials, the business community, community groups, private institutions, and private citizens. The Plan sets broad goals for the region and provides strategies to reduce problems related to congestion and mobility. Goals of the Plan relevant to Monterey Park include:

- Improving the levels of service for the movement of people and goods.
- Ensuring that transportation investment provides the greatest possible mobility benefit.
- Serving the transportation needs of everyone.
- Developing regional transportation solutions that complement subregional transportation systems and serve the needs of cities and communities.

In recognition of the close relationship between the traffic and air quality issues, the assumptions, goals, and programs contained in the Plan parallel those used to prepare the *Air Quality Management Plan*.

Downtown Parking Management Program

The Downtown Parking Management Program is a City program that provides a variety of parking strategies for commercial businesses (retail, office, and restaurants) in the downtown area. A toolbox of options is provided to address parking issues at a site and a project may decide to use one strategy or a combination of multiple strategies. A few of the parking options included in the program are:

- Joint use – A parking arrangement that serves two or more land uses.
- Clustered parking – Combines several parking uses in a facility to better use parking spaces, maximize land use, and to reduce overall development costs.
- In-lieu of parking fees – Offers the developer the option of building the required parking or contributing funds for future parking or transportation improvements.
- Demand-based parking requirements – bases parking requirements on actual local demand levels. Requires current and future parking demand study.
- Preferential parking for rideshare vehicles – reserve conveniently located parking spaces for carpools and vanpools.

Parking management strategies can be combined with transportation demand management options (transit, carpools, bicycles, etc.) to better use parking resources while reducing solo occupant commute trips.

Congestion Management Plan

The Los Angeles County Metropolitan Transportation Authority, or MTA, is responsible for planning and operating regional transit facilities and services in Los Angeles County. The MTA prepares the *Congestion Management Plan* (CMP) mandated by state law. The Los Angeles County CMP identifies the transportation network, establishes services levels for network routes, identifies strategies to reduce congestion, and sets forth requirements for local jurisdictions to ensure CMP compliance. Individual cities within Los Angeles County are responsible for implementing the CMP.

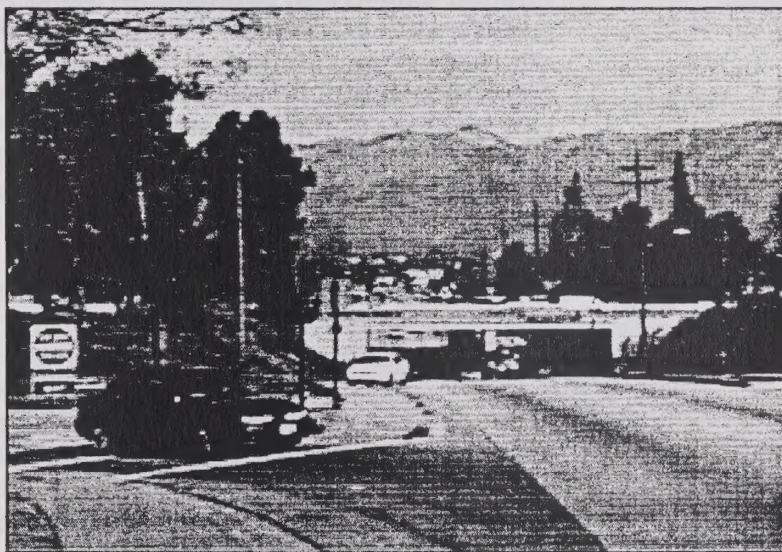
To implement the CMP, Monterey Park must:

- (1) Conform to the established level of service;
- (2) Adopt and implement a transportation demand management ordinance;
- (3) Implement a program to analyze land use decisions on the regional transportation system;
- (4) Track development and implement measures to accommodate new traffic resulting from new development, and if the measures fail to balance growth with mitigation, then prepare annual deficiency plans for portions of the CMP system failing to meet the established service level of standards; and
- (5) If desired, adopt its own sub-County traffic model. The CMP includes the following freeways in Monterey Park:

- San Bernardino Freeway (Interstate 10)
- Long Beach Freeway (Interstate 710)
- Pomona Freeway (State Route 60)

Air Quality Management Plan

The federal Clean Air Act requires preparation of plans to improve air quality in any region designated as a non-attainment area. (A nonattainment area is a geographic area identified by the Environmental Protection Agency and/or California Air Resources Board as not meeting state or federal standards for a given pollutant). The plan must outline specific programs and strategies — and timelines — for bringing the area into compliance with national and/or state air quality standards. The *Air Quality Management Plan* prepared by the South Coast Air Quality Management District, first adopted in 1994 and updated on a three-year cycle, contains policies and measures designed to achieve federal and state standards for healthier air quality in the South Coast Air Basin. Many of the programs address circulation improvements, since fossil-fuel-powered vehicles account for more than 60 percent of the NO_x emissions and 70 percent of the carbon monoxide emissions within the basin.



REGIONAL ACCESS

The regional transportation system includes freeways, highways, and major thoroughfares that provide City residents and the business community with access to all areas of Los Angeles County and beyond. Monterey Park benefits from ready access to three major freeways: Interstate 10 (San Bernardino freeway), Interstate 710 (Long Beach freeway), and State Route 60 (Pomona freeway). City residents can use the freeway network to drive to any destination in the Southland quickly and easily, traffic permitting.

Monterey Park's Circulation Plan, illustrated in Figure C-2, includes these three freeways and the ramp systems that directly affect City streets.

Addressing Freeway Impacts

Both I-10 and SR-60 are east-west freeways that feed into Downtown Los Angeles, and both freeways experience heavy peak-hour usage. During the evening commute, frustrated motorists often exit I-10 in Monterey Park at Fremont Avenue, Atlantic Boulevard, Garfield Avenue, and New Avenue to use surface streets. Garvey Avenue represents a popular east-west alternative for commuters through Monterey Park. During the evening commute hours, traffic congestion on Garvey Avenue can create LOS F conditions at many intersections, hindering the ability of residents to easily drive between home and the restaurants, shops, and other destinations in the Downtown area.

The Pomona Freeway interchanges with Atlantic Boulevard, Findlay Avenue, Garfield Avenue, and Potrero Grande Drive in the City, and the Paramount Boulevard ramps in Montebello also provide access to the southeast corner of Monterey Park. Because the local Monterey Park street network does not offer any good alternative east-west surface street, vehicles on the freeway typically do not create adverse spill-over effects. However, Atlantic Boulevard experiences peak-hour congestion at the freeway ramps.

Interstate 710 represents a controversial and thorny component of the regional system. Planned by the state to continue from Long Beach north to Interstate 210 in Pasadena, I-710 terminates approximately one mile north of the San Bernardino freeway, at Valley Boulevard in Alhambra. Since the 1980s, the city of South Pasadena and other interested parties have vigorously opposed I-710 completion. Jurisdictions that suffer the effects of an incomplete freeway system, Monterey Park among them, work earnestly toward overcoming the obstacles that delay the completion of the route through to I-210. As this

final link is seen as critical to relieving both local and regional congestion, Monterey Park will continue to push for its completion.



Goals and Policies

Goal 1.0

Ensure easy, convenient access from Monterey Park to the Pomona Freeway (SR-60), Long Beach Freeway (I-710), and San Bernardino Freeway (I-10), while minimizing freeway impacts on the local street system.

- Policy 1.1** Support efforts of the California Department of Transportation to improve traffic flow on the freeway system and thereby reduce impacts on the City's arterial roadway network.
- Policy 1.2** Participate actively in efforts to lobby elected officials and state and federal legislatures for completion of the Long Beach Freeway (Interstate 710).
- Policy 1.3** Support efforts of Los Angeles County Metropolitan Transportation Authority and other transportation agencies to increase use of mass transit and other alternatives to the private automobile as a way to reduce traffic loads on the freeways.
- Policy 1.4** Support the efforts of regional agencies to establish a dedicated truck lane on the Pomona Freeway.



LOCAL STREET SYSTEM

This section of the Circulation Element describes the City's local street system and identifies the enhancements planned over the long term to accommodate the circulation needs of motorists. Figure C-2, the Master Circulation Plan, identifies the ultimate roadway widths to be achieved by these enhancements.

Long-Term Road Network Improvements

As described in the *Important Terms and Concepts* section of this Element, Monterey Park's road system includes the following four roadway classifications: Primary Arterial, Minor Arterial, Collector, and Local Street. As Figure C-2 shows, the Primary Arterials – Atlantic Boulevard, Garfield Avenue, New Avenue, Potrero Grande Drive/Pomona Boulevard, and Cesar Chavez Avenue – provide access to virtually all areas of the community and link Monterey Park residents and business people to the freeway system. The Minor Arterials serve the major employment centers and connect neighborhoods on the east side of the City to Downtown. Collectors draw traffic from the local neighborhood streets to the arterial road network.

Monterey Park has a fully developed street system, with limited opportunities to create new routes and connections or to widen existing streets. Because of its location adjacent to three major freeways, the City's street system accommodates many pass-through trips. In particular, Atlantic Boulevard, Garvey Avenue, and Garfield Avenue – the City's three primary travel routes – experience Level of Service (LOS) conditions of E or F.

Traffic volumes and roadway capacity needs are directly related to land use patterns and intensities. As described in the Land Use Element, land use policy will allow for incremental growth over time in Monterey Park. Traffic generated by new development, combined with regional growth, will add cars and other vehicles to the local road system. A comprehensive traffic analysis of projected conditions in the year 2020 was undertaken to identify traffic "hot spots," where ongoing efforts can be focused to improve traffic flow, reduce non-local trips through residential neighborhoods, and best accommodate truck traffic. The traffic study indicated that the following street segments require special attention:

Principal Arterials Requiring Attention

- Atlantic Boulevard between First Street and Floral Drive
- Atlantic Boulevard between Brightwood Street and Hellman Avenue
- Garfield Avenue between Newmark Avenue and Hilliard Avenue
- New Avenue between Garvey Avenue and Hellman Avenue
- Pomona Boulevard between Hendricks Avenue
- Potrero Grande Drive between Markland Drive and Arroyo Drive

Minor Arterials Requiring Attention

- Garvey Avenue between Fremont Avenue and New Avenue

Other Streets and Neighborhoods

- Floral Drive between Vancouver Avenue and Atlantic Boulevard
- Vagabond Road between Abajo Drive and Barnum Way
- Northeast neighborhood – Streets within the neighborhood bounded by Chandler Avenue, New Avenue, Garvey Avenue, and the north City limit.

Throughout Monterey Park, certain street segments have not been constructed to the standard right-of-way widths indicated in Figure C-1. While the City's goal is to continue to acquire and improve rights-of-way when new development projects are proposed, the City recognizes that established development patterns and similar constraints will limit the City's ability to attain full right-of-way construction consistent with the Master Circulation Plan (Figure C-2). However, to control traffic at key intersections, and thus modulate the flow along key street segments, additional intersection improvements outlined in Table C-2 will be pursued.

Table C-2
PLANNED INTERSECTION IMPROVEMENTS

Intersection	Anticipated LOS with Future Growth		Intersection Improvements To Achieve Better LOS	Anticipated LOS with Additional Improvements	
	A.M. Peak	P.M. Peak		A.M. Peak	P.M. Peak
Atlantic Boulevard/Hellman Avenue	F	F	Convert southbound right-turn lane to through lane and add northbound through lane to fully utilize 80-foot improvement width.	E	D
Garfield Avenue/Hellman Avenue	E	F	Add southbound through lane and convert northbound through lane to fully utilize 80-foot improvement width.	D	E
Atlantic Boulevard/Garvey Avenue	E	F	Convert northbound and southbound right-turn lane to through lane and add northbound through lane to fully utilize 80-foot improvement width.	D	F
Garfield Avenue/Garvey Avenue	D	F	Add northbound and southbound through lanes to fully utilize 80-foot improvement width.	C	F
Garfield Avenue/Pomona Boulevard	F	C	Restripe northbound approach to provide dual left-turn lanes and dual through lanes.	D	D
Garfield Avenue/Via Campo*	D	F	Restripe southbound approach to provide dual left-turn lanes and through lanes.	E	B
Paramount Boulevard/SR-60 westbound ramps	B	F	Coordinate improvements with city of Montebello and Caltrans to provide adequate freeway access.	A	**
Paramount Boulevard/SR-60 westbound ramps	C	F	Coordinate improvements with city of Montebello and Caltrans to provide adequate freeway access.	A	**

* This intersection is in the City of Montebello. The planned improvements will require coordination with Montebello to improve conditions in Monterey Park.

** Level of Service will depend upon ultimate ramp design.

As Table C-2 shows, key intersections congested today will continue to experience less-than-optimum operating conditions during peak travel periods. Because much of the traffic using the Primary Arterials is non-local traffic, these conditions emphasize the importance of Monterey Park's efforts to push for regional traffic improvements, notably extension of the Long Beach Freeway through to I-210.

Intelligent Transportation Systems

For all intersections identified in Table C-2, as well as citywide, the City plans to implement Intelligent Transportation Systems, or ITS, technologies to improve traffic flow. The application of ITS technology allows the City to control traffic by using advanced computer and communication technologies.

The goal of ITS is to reduce travel times, vehicle delay, and overall congestion. Additional benefits accrued from the application of ITS include safety and traveler information. A number of corridors and areas in the City are ideally suited for ITS application. These include Pomona Boulevard and Potrero Grande Drive and in the east-west grid of streets between Garvey Avenue and the San Bernardino Freeway. In the north in particular, the high concentration of commercial activity, closely spaced intersections, close proximity of the freeway, and limited availability of right-of-way make the area ideally suited for ITS application.

The City of Los Angeles Department of Transportation (LADOT) has invested extensively in ITS technologies through the application of the Automated Traffic Surveillance and Control (ATSAC) system and Advanced Traveler Information System (ATIS). The ATSAC system is an interconnected and coordinated signal system that automatically monitors and manages surface street traffic. The ATIS application consists of electronic signage that can display changeable messages for such things as special events, traffic delays, or restricted turning movements. According to studies conducted by the LADOT, increases in roadway capacity by as much as ten percent can be achieved through the implementation of these signal system technologies. This gain appears in the form of less congestion, fewer delays, and less frequent stops at the intersection. Traffic flow is improved and in addition, system operations, monitoring, and control are significantly enhanced.

Neighborhood Traffic Safety

Several of Monterey Park's residential neighborhoods adjoin commercial business districts. Residents have expressed concern on many occasions about commercial traffic driving through the neighborhoods. Cars use local streets to avoid congestion on Atlantic Boulevard, Garvey Avenue, Garfield Avenue, and Pomona Boulevard/Potrero Grande Drive. Concerns include excessive vehicle speed, high traffic volumes during peak evening hours, and associated dangers to pedestrians.

Cities frequently develop neighborhood protection plans reduce the impacts of traffic on local residential streets by either slowing the speed of traffic or reducing the volume of cut through traffic by making it harder for such vehicles to reach the residential streets. To accomplish this, the City will establish a Neighborhood Traffic Control Program, with the overall objective of improving the livability of neighborhoods. Specific impacts to be addressed by the program include high non-local cut-through traffic volumes, high speeds, truck traffic intrusion, demonstrated accident history, and related concerns.

The Neighborhood Traffic Control Program process will ensure that every neighborhood with demonstrated problems and overall community support has equal access to neighborhood traffic control measures. The program depends upon citizen involvement and may vary from year to year based upon funding available for neighborhood traffic control. The process includes the nine following steps:

- Step 1** – Identify Candidate Streets/Neighborhoods
- Step 2** – Preliminary Screening and Evaluation
- Step 3** – Survey/Petition Affected Persons
- Step 4** – Engineering Analysis
- Step 5** – Neighborhood Meetings
- Step 6** – Prioritization and Funding Assessment
- Step 7** – Develop Demonstration Project
- Step 8** – Determination of Permanent Project
- Step 9** – Monitoring

The types of neighborhood traffic control devices that can be used to regulate, warn and guide traffic in residential areas includes the following:

- Diverters
- Semi-diverters or partial street closures
- Chokers
- Turn restrictions
- Turn channelization
- Stop signs
- Traffic Circles
- Speed humps
- Special pavement
- On-street parking striping
- Bikeway striping
- Warning or advisory signs

Certain types of traffic control devices, such as stop signs, require satisfaction of specific criteria to justify their installation. The City will need to study conditions within a neighborhood to determine if installation of such traffic control devices is warranted.

Implementation of a successful neighborhood protection plan requires consultation with the residents of the neighborhood because the associated physical modifications often result in modified neighborhood travel patterns. To discourage cut-through traffic, the neighborhood streets must be made less attractive as alternate routes. This typically means making the

street more difficult to access and slower to drive on, changes which residents will also experience. As appropriate, measures will be implemented on a temporary basis to test their effectiveness and gauge community reaction.



Goals and Policies

Goal 2.0

Provide a local street system that accommodates current and future traffic volumes.

- Policy 2.1** Implement all circulation improvements pursuant to the Master Circulation Plan shown in Figure C-2 and described in Table C-2.
- Policy 2.2** Pursue unique funding sources from regional, state, and federal agencies for future circulation improvements.
- Policy 2.3** Require full roadway dedications and improvements (or in-lieu fees – payment of fees in place of physical improvements) at the time of development plan approval.
- Policy 2.4** Allow Kern Avenue to be vacated to accommodate well-designed development proposals involving properties adjacent to Kern Avenue.
- Policy 2.5** Implement intelligent transportation system technologies to improve traffic flow.
- Policy 2.6** Establish and maintain a Neighborhood Traffic Control Program.
- Policy 2.7** Work with regional agencies to pursue innovative strategies for monitoring traffic volumes.
- Policy 2.8** Establish and maintain truck routes consistent with Figure C-3.

Focus Area: Garvey Corridor

Garvey Avenue represents a critical component of the Downtown revitalization plan discussed in the Land Use Element. In addition to its function as a Minor Arterial, Garvey Avenue also supports a great deal of pedestrian traffic. The City's vision for Downtown includes creating a safer and more inviting pedestrian environment and encouraging a "park once and shop" strategy for Downtown use. The key issues to address toward this end are reducing vehicle speed, managing traffic volumes, and providing street improvements that enhance the Downtown experience for pedestrians.

"Traffic calming" approaches are often used to reduce vehicle speed and discourage through traffic, thereby creating a safer environment for pedestrians. Common physical roadway changes used to slow traffic include sidewalk "bulbs" at intersections, traffic circles, textured pavement, and speed humps. Traffic signal timing can be adjusted to slow traffic, particularly with pedestrian-actuated signals at crosswalks. On-

street parking slows traffic and creates a buffer between the travel lanes and sidewalks.

During peak travel hours, Garvey Avenue will serve as a Minor Arterial. However, as part of the overall Downtown strategy, the City will pursue traffic-calming improvements along Garvey Avenue between McPherin Avenue and Alhambra Avenue. Approaches will include the widening of sidewalks, reducing travel lanes during non-peak periods, installing detailed crosswalk paving, and reworking traffic signal timing to allow safe and easy crossings for pedestrians. The preferred configuration of Garvey Avenue is one lane in each direction with parallel parking and increased sidewalk widths, as illustrated in Figure LU-8 in the Land Use Element. During the a.m. and p.m. peak weekday travel hours, on-street parking will be prohibited to increase the capacity of Garvey Avenue and allow the road to serve its important arterial function during the weekday commute.

The City has adopted a Downtown Parking Management Plan that promulgates a variety of parking strategies for commercial businesses in the Downtown area. This plan is explained in the Parking section of this Element.



Goals and Policies

Goal 3.0

Create a Downtown circulation system that accommodates the needs of commuters and pedestrians.

Policy 3.1

Maintain Garvey Avenue as a functional Minor Arterial roadway during peak weekday travel hours.

Policy 3.2

Prepare a comprehensive strategy for Garvey Avenue that includes traffic-calming improvements.

Policy 3.3

Implement the redesign plan for Garvey Avenue illustrated in Figure LU-8 of the Land Use Element.

PUBLIC TRANSPORTATION

Regional and Local Service



Public transit service, including the City's own Spirit bus system and Metrolink commuter rail, offer people alternatives to travel by private automobile. Use of transit has the beneficial effect of reducing vehicles on freeways and arterial roadways, and reducing air pollutant emissions.

The Los Angeles County Metropolitan Transportation Authority and Montebello Bus Lines provide regional bus service to City residents. The City provides a local-circulator bus system, Spirit Bus, which complements regional bus service and accommodates local trips. Several routes provide service within the City, with a route also extending to the Metrolink commuter train station at the California State University, Los Angeles campus just northwest of Monterey Park. In addition to regional and local fixed-route bus services, Dial-a-Ride is available to seniors age 55 years and older to destinations within Monterey Park and to medical facilities in adjacent communities. Regional door-to-door service for disabled persons is available through Access Services.

The City is committed to maintaining the local bus system, Dial-a-Ride, and regional transportation system to meet the public transportation needs of City residents. Spirit Bus routes are reviewed periodically to ensure that residents' needs are being met. In particular, the City's goal is to ensure that Downtown is adequately served, including loop route service that implements the "park once and shop" strategy for Downtown and along the Garvey Avenue corridor.

Local-serving buses experience a high level of ridership by Monterey Park residents. The community has a significant elderly population that relies on public transit to access shopping centers and medical facilities. The City anticipates a continuing demand over time by all segments of the local population, but specifically elderly residents.



Goals and Policies

Goal 4.0

Make public transportation convenient, safe, and responsive to changing transit demands.

Policy 4.1

Review Spirit Bus routes and schedules on a regular basis to ensure that users' needs are being met.

Policy 4.2

Expand existing Spirit Bus routes to service Focus Areas identified in the Land Use Element.

- Policy 4.3** Consider creating a Spirit Bus Downtown loop route.
- Policy 4.4** Link local bus service to other transit centers in adjacent communities, including MetroLink stations and planned Eastside Corridor light rail or similar stations.
- Policy 4.5** Work with the Los Angeles County Metropolitan Transportation Authority to establish bus routes and stops at appropriate locations throughout the City to adequately serve retail, employment, and other public gathering areas.
- Policy 4.6** Require new non-residential development projects to accommodate transit at appropriate locations throughout the City.
- Policy 4.7** Investigate the feasibility of establishing a multi-modal transit center at East Los Angeles Community College.
- Policy 4.8** Continue to work with transit service providers to identify short- and long-term mobility needs in Monterey Park, and to ensure that those needs are met.
- Policy 4.9** Explore partnership opportunities between the public and private sectors for providing transit and para-transit services.

BICYCLE AND PEDESTRIAN CIRCULATION

Bicycle and pedestrian travel are popular for recreation, as a means for children to get to school, and as a viable option for work commutes. The Monterey Park City Council first adopted a bicycle route plan in 1975. To address the needs for safe pedestrian routes, the Council approved a Sidewalk Deficiency Master Plan in 1993.

Figure C-4 identifies the bicycle plan for Monterey Park. The City's bicycle plan includes routes delineated in the *San Gabriel Valley Bicycle Master Plan*, adopted by the MTA to encourage the development of a unified bicycle system throughout the San Gabriel Valley. The bicycle routes consist almost exclusively of signed Class II and Class III routes, with bicycle lane striping provided only where adequate road right-of-way exists. Within Edison Trails Park, the largely unimproved paths are used both by cyclists and pedestrians.

The routes shown on Figure C-4 link major park facilities in the City: Cascades Park, Barnes Park, Garvey Park, and Edison Trails Park. Routes also serve East Los Angeles Community College and the Monterey Pass Road technology corridor. The MTA's ongoing plans to extend light rail service into the East Los Angeles community and Montebello (the Eastside Corridor) provide an opportunity to integrate Monterey Park's bike plan with those of adjacent communities and thus establish easy access to nearby light rail stations.

Under Senate Bill 821, two percent of the Los Angeles County Local Transportation Fund must be used for the development of pedestrian and/or bicycle facilities. The City receives funds allocated under this title and is committed to using these funds to further improve bicycle and pedestrian circulation in Monterey Park.



Goals and Policies

Goal 5.0

Create and maintain a connected system of bicycle routes and pedestrian facilities that meets the need of City residents.

- Policy 5.1** Provide for a citywide Class II and Class III bicycle path system consistent with Figure C-4.
- Policy 5.2** Require that bicycle racks and adequate pedestrian facilities be incorporated into new commercial development projects.
- Policy 5.3** Coordinate with the Los Angeles County Metropolitan Transportation Authority to improve City bicycle routes within the Los Angeles County bicycle route system. In particular, encourage linkages to light rail and other transit stations.

Policy 5.4 Continue implementation of the Sidewalk Deficiency Master Plan to provide for sidewalk improvements and enhancements, particularly in areas where sidewalks link residential neighborhoods to activity centers.

Policy 5.5 Pursue plans for Downtown that provide for wider sidewalks, enhanced crosswalks, parking lot linkages, pedestrian-actuated signals, and other improvements that improve pedestrian circulation.



PARKING

Well-designed parking facilities that are safe, convenient, and attractive represent an essential part of a functioning transportation system. If employees, customers, and residents are unable to park their vehicles, the daily business of the community suffers. The City acknowledges the role that adequate parking plays in creating successful business centers and is committed to ensuring its adequate provision. Furthermore, the City recognizes that land devoted to parking facilities occupies a large percentage of a commercial development site and therefore, parking must not only be functional but also attractive to achieve the City's urban design goals, as set forth in the Land Use Element.

Landscaping

Landscaping creates a pleasing appearance in an otherwise barren parking lot. The use of foliage is particularly important when a parking lot serves as the gateway to a development. Parking lot landscape design should consider safety, ease of maintenance, and aesthetics.

Lighting

Parking facility lighting systems are intended to provide safety and security, but can also be used to achieve architectural effects. The City's design guidelines emphasize that lighting fixtures should be in keeping with the architectural character of the development.

Driveways

The number of driveway openings required for a given development project varies depending on lot size, turnover rate, and relationship with adjoining streets. The City's primary goal is to limit the number of new driveway openings, thereby minimizing potential friction with street traffic and conflict with pedestrians.

Pedestrian Considerations

The City requires portions of all parking facilities to be reserved exclusively for pedestrian use. This design feature allows people to walk safely from their vehicles to building entrances. As a general rule, such pedestrian areas are required to be clearly marked.



Goals and Policies

Goal 6.0

Ensure that all development projects provide well-designed parking facilities that are safe, convenient, and attractive.

Policy 6.1

Adopt design standards and/or an ordinance that sets forth definitive standards for the design and construction of parking facilities.

Focus Area: Downtown

The vision for Downtown, as described in the Land Use Element, is a pedestrian-friendly environment. The provision of adequate parking is a critical component for making the vision a reality.

Prior Downtown parking surveys have identified a parking space surplus, although most available spaces occur in private lots. Even if private lots were public, the parking surplus could quickly become a deficit given the land use intensities called for in the Land Use Element. Therefore, a dual strategy for addressing parking in Downtown includes: (1) implementing shared parking arrangements to better utilize the existing parking space inventory, and (2) providing public parking lots and/or structures to accommodate future demand associated with new development.

The shared parking concept is based on the premise that hourly accumulation of vehicles is significantly different among land uses. These differences in time provide an opportunity to share the use of parking facilities. Offices and retail businesses create peak parking demand during the midday, whereas restaurants, cinemas, and residences peak in the evening. Based on the shifting peaks, parking space requirements can be reduced when shared parking is employed. When land uses are combined, as in Downtown, the resulting demand for parking is less than the demand generated by separate freestanding developments of similar size and character.

The City has adopted a Downtown Parking Management Plan that provides for a variety of parking strategies for commercial businesses (retail, office, and restaurants) in the Downtown area. Shared parking represents a key strategy available to address parking issues throughout Downtown. Other strategies include clustered parking, in-lieu parking fees, demand-based parking requirements, and preferential parking for rideshare vehicles. Parking management strategies can be combined with transportation demand management options (transit, carpools, etc.) to better use parking resources while reducing solo occupant commute trips. Key issues the City will consider when implementing the parking strategies include:

- Create incentives to encourage sufficient, not excessive parking;
- Facilitate more efficient use of parking;

- Improve signage and information to guide drivers to available parking spaces located at strategic locations;
- Use time limits and parking restrictions to better manage the use of prime parking resources;
- Protect residential parking areas;
- Discourage parking spillover; and
- Encourage the use of alternative modes, transit, and pedestrian friendly design.



Goals and Policies

Goal 7.0

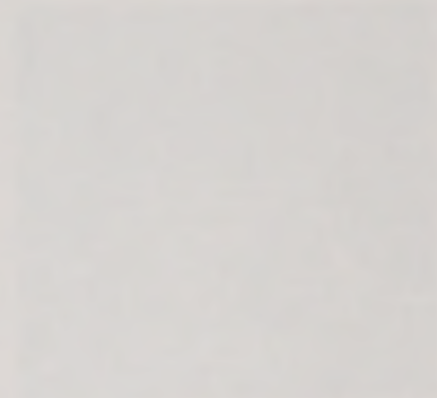
Ensure the adequate provision of parking to support businesses in Downtown.

- Policy 7.1** Pursue shared parking arrangements for private parking lots in Downtown.
- Policy 7.2** Invest in public parking lots and/or structures as the need for additional parking increases due to intensification of land use in Downtown pursuant to Land Use Element policies.
- Policy 7.3** Adopt standards and/or an ordinance that acknowledges peak parking requirements for mixed uses are lower than freestanding development.
- Policy 7.4** Continue to implement strategies contained in the Downtown Parking Management Plan.

Table of Contents

Summary

The purpose of this report is to provide a comprehensive overview of the project's progress and findings. The report is organized into several sections, including an introduction, a description of the methodology, a presentation of the results, and a conclusion. The findings of the study are discussed in detail, and the implications for future research are outlined.



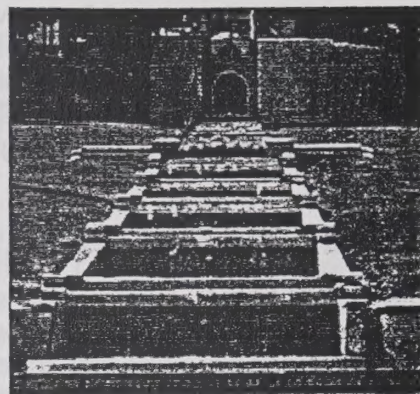
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Housing Element

The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

- California Government Code,
Section 65580



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INTRODUCTION

Monterey Park is a family-oriented community located in the hub of the West San Gabriel Valley. Almost 80 percent of the households in the City are families, and single-family homes comprise approximately two-thirds of the housing. More than half of the households owns their homes.

With a population of about 67,500 in 2000, the City is one of the few communities in the Southland where racial/ethnic "minority" groups make up the majority of the population. As one of the older communities in the West San Gabriel Valley, the City also has a large elderly population. Elderly persons and seniors approaching retirement represent almost a quarter of all City residents.

Monterey Park is a community of working families. Overall incomes among residents are skewed toward lower income levels, with slightly more than half of the households earning lower incomes and less than half earning moderate and upper incomes.

The collage of many socioeconomic and racial/ethnic backgrounds, and the neighborhoods that support this diverse population, are among the most valued assets of the City. The Housing Element represents the City's efforts to provide housing opportunities for all segments of the community. The Element identifies housing needs in the City and sets forth the policies to guide future housing development consistent with the policies in the General Plan.

Role of the Housing Element

The Housing Element specifies ways in which the housing needs of existing and future resident populations can be met. The Element is prepared to comply with the 2000-2005 update cycle for cities in the Southern California Association of Governments (SCAG) region. It covers a period extending from July 1, 2000 to June 30, 2005 and must be updated every five years, consistent with State Housing Element laws.

The Housing Element identifies strategies and programs that focus on:

- 1) Maintaining and preserving existing housing;
- 2) Removing barriers to housing development;
- 3) Encouraging new development of diverse housing types;
- 4) Providing housing for special needs populations; and
- 5) Promoting fair housing practices.

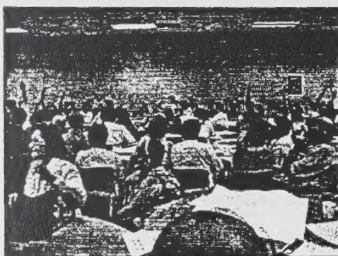
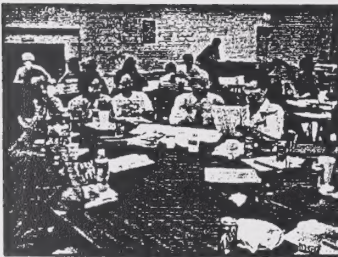
The Element provides policies and programs to address these issues. The ultimate goal of the Housing Element is to demonstrate how these five objectives are accomplished within the context of the General Plan's development strategy.

Scope and Content of the Housing Element

The Housing Element consists of five sections:

- **Introduction**, describing the purpose, scope, legislative requirements, and content of the Element;
- **Important Terms and Concepts**, familiarizing readers with terminology relevant to the topical discussions;
- **Related Plans and Programs**, providing a framework for the issues;
- **Issues, Context and Programs**, establishing baseline or existing conditions and setting forth the community's goals, policies and implementation plan to meet identified housing needs; and
- **Summary of Programs**, providing a listing and description of the implementation programs used to achieve the community's housing goals.
- **Housing Element Technical Appendix** (bound under separate cover), containing a detailed housing needs assessment and review of past housing element accomplishments, with key findings from the assessment synthesized in the Current Conditions sections within this Element.

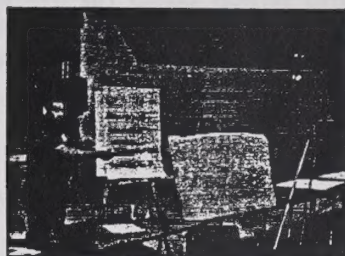
Public Participation



*Harmony Month Town Hall
Meeting*

The Housing Element must reflect the values and preferences of the residents and therefore, citizen participation was an important component during the development of the Element. The Housing Element was prepared in conjunction with the Consolidated Plan (described later under Related Programs and Plans). The Housing Needs Assessment of the Consolidated Plan, which evaluates the affordability, adequacy, and availability of housing in the City and serves as the Technical Appendix to the Housing Element

As part of the Consolidated Plan process, the City conducted a consultation workshop and a public hearing in October 1999, to solicit public input on priority community development needs and housing needs. The consultation workshop was held in conjunction with the Harmony Month Town Hall meeting, advertised as *2000 and Beyond: Let's Build a Better Community Together*. The workshop was announced in the local newspaper and invitations were sent to housing and service providers active in Monterey Park. Over 100 people attended the meeting, including a number of service agencies serving the general public and populations with special needs. Some of the constituents represented at the Town Hall Meeting were youth, elderly, public employees, public safety personnel, teachers, service club members, parents, renters, homeowners, and business people.



General Plan Community Workshop

Two public hearings on the Consolidated Plan was held by the City Council (on March 15 and June 7, 2000). The public was invited to provide input on priority community development and housing needs and the City's strategy in addressing these needs.

The housing needs assessment serves as the basis for developing the Housing and Community Development Strategy of the Consolidated Plan, as well as the housing programs of the Housing Element.

Since this Housing Element was prepared as part of a comprehensive General Plan, the strategy to solicit public input for the Housing Element is also included as part of the public participation strategy for the General Plan Update. Residents of Monterey Park were given several opportunities to recommend strategies, and to review and comment on the City's Housing Element. These included:

- Meetings of the General Plan Update Committee (GPUC) to discuss Monterey Park's Vision, prioritize General Plan issues and develop goals and policies for the General Plan, including the Housing Element.
- Public workshops to further discuss priority issues and plan goals and policies.
- A 30-day public review period of the Draft Housing Element and Environmental Impact Report (EIR) as part of California Environmental Quality Act (CEQA) clearance for the Housing Element.
- Public hearings conducted before the Planning Commission and City Council upon completion of the review of the draft Element by the State Department of Housing and Community Development (HCD).
- Notification of all workshops and hearings was published in several languages in the local media in advance of each hearing, and copies of the draft Element were made available for review at City Hall and the public library.

Consistency with General Plan

The Housing Element is prepared as part of a comprehensive update to the Monterey Park General Plan and is entirely consistent with the goals and policies of the proposed General Plan.

In November 2001, the voters in Monterey Park approved the Land Use Element of the General Plan. Two programs contained in this Housing Element (Program 12. Land Use Element and Program 13. Adequate Sites to Accommodate Fair Share of Regional Housing Growth) are based in part on two mixed-use designations introduced in the Land Use Element.

IMPORTANT TERMS AND CONCEPTS

Key housing-related terms and concepts, as well as agencies involved in housing in Monterey Park are defined below:

Affordable Housing	Under State and federal statutes, housing which costs no more than 30 percent of gross household income is referred to as "affordable" housing. Housing costs factored into this definition include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs.
Assisted Housing	Assisted housing refers to units that are subsidized by federal, state, or local housing programs.
At-Risk Housing	Multi-family rental housing that may lose its status as housing affordable for low and moderate income tenants due to the expiration of federal, state or local agreements is referred to as "at-risk" housing.
California Department of Housing and Community Development (HCD)	HCD is responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.
Community Development Block Grant	The CDBG program is administered by the U.S. Department of Housing and Urban Development (HUD). The program allots money to cities and counties for housing and community development activities.
Density Bonus	Under State density bonus laws, a developer is commonly allowed additional residential units within a project beyond the maximum for which the parcel is otherwise permitted. Usually, a density bonus is permitted in exchange for the provision or preservation of affordable housing units at the same site or at another location.
Dwelling, Multi-family	A building containing two or more dwelling units for the use of individual households is referred to as multi-family. Apartments and condominium buildings are examples of this dwelling unit type.
Dwelling, Single-family	A dwelling unit designed for occupancy by not more than one household is referred to as a single-family housing unit. Single-family detached units do not share a wall with other single-family units. Single-family attached units are attached to one or more other one-family dwellings by a common vertical wall.
HOME Program	The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990 authorized a funding program for housing. The HOME program administered by HUD provides formula grants to states and localities to build, buy, and/or rehabilitate affordable rental or ownership housing or to provide direct rental assistance to low-income people.

Household

The U.S. Bureau of the Census defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Income Categories

For planning purposes, the Department of Housing and Community Development has established income definitions based on the Median Family Income (MFI) within California counties. Table H-1 presents HCD 2000 income categories applicable to Monterey Park.

Table H-1
HCD INCOME DEFINITIONS

Income Group	% of Los Angeles County Median Family Income	Income Limit for a Family of 4 (Year 2000)
Very Low	0-50%	\$26,050
Low	51-80%	\$41,700
Moderate	81-120%	\$62,500
Upper	> 120%	N/A

Source: Department of Housing and Community Development, 2000.

Redevelopment Agency

California Community Redevelopment Law provides authority for cities to establish Redevelopment Agencies with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Section 8 Rental Voucher/Certificate Program

The tenant-based Section 8 program subsidizes a family's rent in a privately owned house or apartment. Local public housing authorities typically administer the program. The Section 8 program pays the difference between 30 percent of the household annual income and fair market rent charged by the landlord. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Southern California Association of Governments (SCAG)

The Southern California Association of Governments is a regional planning agency that encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA), which determines a jurisdiction's share of regional housing growth (see description on page 6).

**Special Needs
Population**

Special needs populations tend to have more difficulty in finding decent affordable housing due to their special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, disabled, large families, female-headed households, farmworkers, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, or other groups present in their community.

**U.S. Department of
Housing and Urban
Development (HUD)**

HUD is a cabinet-level department of the federal government responsible for housing, housing assistance, and urban development. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8 Rental Assistance.

RELATED PROGRAMS AND PLANS

Related Plans

Numerous federal, state, regional and local plans and programs address housing issues discussed in this Element. These plans are typically administered by the City, or through participation by the City in regional agencies. A brief description of these plans and programs follows.

Regional Housing Needs Assessment (RHNA)

State Housing Element law requires SCAG to create a plan every five years that summarizes regional housing needs for both existing conditions, as well as for a five-year planning period. This plan, known as the Regional Housing Needs Assessment (RHNA), allocates regional housing needs by income level among member jurisdictions. SCAG has determined the City's housing needs for the period 1998-2005 as 313 new housing units.

Redevelopment Implementation Plan

The Monterey Park Redevelopment Agency uses housing set-aside funds (20 percent of tax increment revenues within two Redevelopment Project Areas) to support new housing construction, housing rehabilitation, and first-time homebuyer assistance throughout the City. The Agency recently completed a Redevelopment Implementation Plan, describing redevelopment projects the Agency intends to fund, and projecting revenues that can be made available for affordable housing. Where applicable, these projects have been included in the Housing Element.

2000-2005 HUD Consolidated Plan

The Consolidated Plan is a five-year plan that must be prepared by jurisdictions entitled to receive federal housing funds. As an entitlement jurisdiction, Monterey Park has prepared a Consolidated Plan to identify the overall housing and community development needs, and outline a strategy to address those needs over a five-year period from 2000 to 2005. This Plan satisfies HUD's statutory requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The coordinated housing development plan incorporates federal, State, and local resources, and includes a one-year implementation plan with provisions for monitoring by HUD.

An overall assessment of housing and community development needs was prepared as part of the Consolidated Plan. This needs assessment provides the foundation for establishing priorities for allocating federal, state, and local resources to address the identified needs. The Housing Element has been prepared in conjunction with the Consolidated Plan to ensure consistency between the two housing documents.

1996 Analysis of Impediments to Fair Housing

The City completed a HUD-required *Analysis of Impediments to Fair Housing* in 1996. This document describes the nature and extent of discriminatory housing practices that may impact the ability of the protected classes to acquire and retain quality affordable housing. The report finds that housing discrimination in Monterey Park is minimal and proposes several educational outreach activities to improve information regarding federal, state and local assistance available to lower-income households.

ISSUES, CONTEXT AND PROGRAMS

This section of the Housing Element sets forth issues that the City must consider when addressing housing needs. The existing conditions of the identified issues are summarized here (and presented in greater detail in the Housing Element Technical Appendix), followed by the City's goals and policies to address each issue. Specific programs and objectives to address the issues are presented at the conclusion of each issue discussion.

Issues

The following issues are addressed within the Housing Element:

- 1) Maintaining and Preserving Existing Housing;
- 2) Removing Barriers to Housing Development;
- 3) Encouraging New Development of Diverse Housing Types;
- 4) Providing Housing for Special Needs Populations; and
- 5) Promoting Fair Housing Practices.

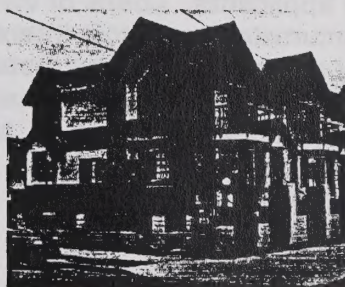
Maintaining and Preserving Existing Housing

Maintenance and preservation of the existing housing stock is an important goal for the City. Housing activities addressed under this category include rehabilitation of single-family and multi-family housing units and preservation of assisted housing units that may be at risk of converting to market-rate housing.

Current Conditions

The age of housing is commonly used as a measure of when housing may begin to require substantial maintenance and repair. Generally, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. Two-thirds of the housing stock in Monterey Park is 30 years or older (built before 1970), reflecting the tremendous growth in the 1950s.

Code enforcement efforts are critical in maintaining neighborhood quality. Most code enforcement violations in the City are associated with property maintenance, including debris, deteriorating rental homes/apartments, deteriorated fencing and roofs, damaged exterior building materials, and inoperable vehicles. The majority of the violations have occurred in very low and low income areas, with concentrations in the northeast area and south of Garvey Avenue between Atlantic Boulevard and New Avenue.



Preserving existing affordable housing is critical to communities like Monterey Park, which has limited resources for new developments. Approximately 245 housing units in the City currently maintain Section 8 rental assistance contracts with HUD. The contract for 120 assisted senior housing units at Golden Age Village expired in November 2000. Given that Golden Age Village is a nonprofit-owned housing development for seniors, extension of Section 8 subsidies for this project will likely be given a priority by HUD. Contracts for another 125 assisted senior housing units at

Existing Programs and Review of Past Accomplishments



Lions Manor will remain in effect throughout the planning period of the Housing Element, as they are not due to expire until 2018.

Monterey Park administers programs for both single-family critical maintenance and rental rehabilitation. These programs provide grants, rebates and low interest-loans to improve and repair existing housing units. The programs have been successful, contributing to the improvement of 487 housing units in the last 10 years.

Goal and Policies

Goal 1

Maintain and enhance the quality of existing residential neighborhoods.

- Policy 1.1** Advocate the rehabilitation of substandard residential properties by homeowners and landlords.
- Policy 1.2** Encourage investment of public and private resources to reverse neighborhood deterioration trends.
- Policy 1.3** Work to preserve existing affordable low income housing in the City that is considered at-risk of converting to non-low income use.

Programs Conserving and improving the housing stock is an important component of Monterey Park's housing plan. The City focuses its efforts on rehabilitation, code enforcement, and preserving existing affordable units in order to take a pro-active approach to conserving the current housing stock. The following programs illustrate Monterey Park's commitment to maintaining and preserving existing housing.

Program 1. Single-Family Residential Rehabilitation Programs

Program. The single-family residential rehabilitation programs provide grants, rebates, and low-interest loans to very low and low income (<80 percent MFI) homeowners for the repair or rehabilitation of their homes. Rehabilitation efforts are coordinated through the Critical Maintenance Loan (CML) and Rebate Programs.

The CML program helps low and moderate income households make repairs to their homes. The City provides loans of up to \$5,000 at 5 percent interest to eligible applicants. Loans of up to \$15,000 may be available for special circumstances. Most interest is deferred, with only nominal monthly payments (approximately \$20 per month). For households whose income does not exceed 50 percent MFI, all interest is deferred until transfer of the property. Eligible repairs include painting, roofing, correction of code violations, plumbing and electrical work.

Objectives. The City will continue to provide 8 rehabilitation loans to assist eligible homeowners in completing repairs to existing single-family housing units, for a total of 40 households to be assisted over 5 years. The Agency has allocated \$500,000 over the next 5 years in support of the CML program. Furthermore, the City will continue to provide information regarding rehabilitation standards, preventive maintenance, and energy conservation. A brochure about the City's rehabilitation loan program is placed at City counters and information about the loan program is posted on the City's web site.

Program 2. Rental Rehabilitation Program

Program. The Rental Rehabilitation Program offers owners of very low and low income units a 0 percent deferred loan for 50 percent of their rehabilitation costs. The remaining half of the costs can be provided by a banking partner of the City, which allows the interest rate to be brought down using CDBG funds. Affordability under this program is maintained by forgiving 10 percent of the original rehabilitation loan each year that the unit remains affordable. At the end of 10 years, the original loan is entirely forgiven.

Objective. The City will rehabilitate 10 to 11 rental units occupied by very low and low income households each year, for a total of 54 units over the next 5 years. The Agency has allocated \$500,000 in support of the Rental Rehabilitation Program over the next 5 years.

Program 3. Conservation of At-Risk Housing

Program. In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower income households. The Golden Age Village senior housing project maintains a Section 8 contract for 120 units, which expired in November 2000. The property owner was provided another five-year contract of Section 8 assistance, due to expire in November 2005.

The project is owned and operated by a non-profit organization and is not eligible to convert to non-low income uses. However, due to the uncertain future of the project-based Section 8 program, HUD and HCD consider projects with expiring Section 8 contracts at risk.

Objectives. The City will monitor the Section 8 legislation and provide technical assistance to Golden Age Village as necessary. The City will work with tenants of at-risk units and inform them of the potential expiration of Section 8 subsidies in 2004, one year prior to contract expiration. In the unlikely event that HUD terminates the Section 8 contract for Golden Age Village, the City will assist the tenants in obtaining Section 8 vouchers through the Los Angeles County Housing Authority or in identifying other affordable housing opportunities in the City.

Furthermore, the City will continue to pursue partnership opportunities with non-profits to preserve and expand affordable housing in the City. Specifically, the City will explore funding available through the Los Angeles County Community Development Commission (LACCDC), State Department of Housing and Community Development (HCD), and HUD at least once a year. When appropriate funding sources are identified, the City will contact the owners of at-risk housing projects and prospective developers to discuss opportunities for utilizing such funding in the City.

Program 4. Code Enforcement

Program. Code enforcement is an important component of housing conservation and rehabilitation. The City's current code enforcement approach is both reactive and proactive. Code enforcement efforts are focused in very low and low income areas in northeast Monterey Park and in the area south of Garvey Avenue between Atlantic Boulevard and New Avenue.

Objective. Monterey Park will continue to perform code enforcement throughout the City.

Removing Barriers to Affordable Housing

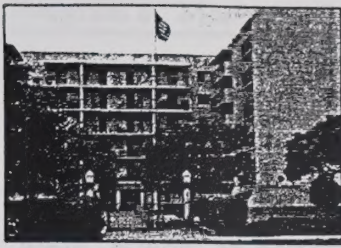
Market and governmental factors pose constraints to the provision of adequate and affordable housing. Factors that pose constraints on the provision of housing include the costs of developing both ownership and rental housing, which are ultimately passed to the consumers; the availability and cost of mortgage and rehabilitation financing; and restrictive zoning or other development regulations.

These factors tend to disproportionately impact the lower and moderate income households due to their limited resources for absorbing the costs.

Current Conditions

A wide price range of single-family homes and condominium units is available in Monterey Park. Median prices for single-family homes range from \$132,000 for a one-bedroom home to over \$650,000 for multi-bedroom homes in the new Monterey Views subdivision. The majority of large-size units (those with three or more bedrooms) available for sale are single-family homes that are priced substantially higher than condominium or townhouse units of comparable size. Home ownership is mostly beyond the reach of very low income households, and low income households may be able to afford small condominium units or single-family homes.

The majority of conventional mortgage loan applications initiated in Monterey Park are approved by lenders. However, few very low and low income households take advantage of government-backed lending opportunities that may increase their chances of purchasing a home. Slightly more than 60 percent of the very low and low income owner-households spend more than 30 percent of their income on housing.



Rental units in Monterey Park average between \$488 per month for a studio apartment to over \$1,560 per month for a three-bedroom house. Rent for a three-bedroom apartment or townhouse unit is also typically not affordable to very low and low income households. Approximately 70 percent of the very low and low income renter-households overpay for housing. Currently, 276 households receive tenant-based Section 8 rental assistance through the Los Angeles County Community Development Commission, and another 656 households are on the waiting list for assistance.

Monterey Park residents have approved several initiatives in past years that have a direct effect on residential land uses within the City. Measure L requires any change or amendment to the General Plan Land Use Element, Zoning Map or Zoning Ordinance that effectively changes the permitted uses of land defined therein to be approved by a simple majority of voters. Measure S established a residential development limitation system, based on a build-out of vacant and under-utilized R-2 and R-3 lots. Under the system, the City authorized a certain number of Development Allotments each year, up to a maximum number based on the remaining vacant R-2 and R-3 land. The number of allotments used had consistently been less than the number allowed. Measure S expired on December 31, 2000.

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Additional fees and/or time may be necessary for required environmental reviews, depending on the location and nature of a project. The development approval process used in Monterey Park is illustrated in Figure 9 in the Housing Element Technical Appendix.

Existing Programs and Review of Past Accomplishments

Monterey Park provides financial assistance to residents looking to purchase housing in the City through a first-time homebuyer program. In the last ten years, this popular program has assisted 36 very low, low, and moderate income households to purchase their first home. The City further addresses existing housing subsidy needs through a Mortgage Credit Certificate (MCC) Program and Section 8 rental assistance administered by the Los Angeles County Community Development commission.

The City also provides regulatory incentives, such as density bonuses, second units, a Senior Citizen Housing overlay zone, and efficient permit processing to encourage the development of affordable housing. Very low and low income and senior housing assisted with public funds is formally exempted from the voter approval requirements of Measure L.

Measure S, which established a development allotment system viewed by many as a constraint to affordable housing development, expired on December 31, 2000. No initiative to extend or replace Measure S is being considered by Monterey Park voters.



Goal and Policies

Goal 2

Remove or reduce market and governmental constraints on affordable housing development.

- Policy 2.1** Encourage greater development and utilization of federal, state, and local programs to ensure adequate funding of housing programs.
- Policy 2.2** Provide favorable home purchasing options to lower and moderate income households, such as interest rate write-downs, downpayment assistance, mortgage revenue bond financing, and Mortgage Credit Certificates.
- Policy 2.3** Continue to provide rental assistance to very low income households who are overpaying for housing.
- Policy 2.5** Continue efforts to streamline administrative procedures for granting approvals and permits, and establish time limits for such approvals to minimize time, costs, and uncertainty associated with development.
- Policy 2.6** Continue to allow second units and residential units within mixed-use developments.
- Policy 2.7** Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

Programs To assist in affordable housing development, Monterey Park addresses, and where legally possible, removes governmental constraints affecting the maintenance, improvement, and development of housing. The following programs facilitate opportunities for lower and moderate income households to obtain quality affordable housing and mitigate government constraints on residential development.

Program 5. First-Time Homebuyer Program

Program. The City's First-Time Homebuyer program provides loans of up to \$20,000 for qualified first-time homebuyers. The program is limited to very low-, low-, and moderate-income households. Loans are provided in the form of second mortgages that serve to fill the gap between the conventional loan a household can qualify for based on income and the cost of a home.

Objective. The City will assist approximately 8 renters per year in purchasing their first homes, for a total of 40 households to be assisted over the next 5 years. The Agency has set-aside \$750,000 for the First-Time Homebuyer Program.

Program 6. Mortgage Credit Certificate Program

Program. The Los Angeles County Community Development Commission administers a Mortgage Credit Certificate (MCC) program. An MCC allows the qualified homebuyer to take an annual credit against federal taxes, up to 20 percent of the annual interest paid on the applicant's mortgage. The MCC allows more available income to be counted when qualifying for a mortgage. The value of the MCC must be taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The County allots MCCs to qualified homebuyers on a first-come-first-served basis.

Objective. The City will continue to participate in the County's MCC program to provide Mortgage Credit Certificates to qualified first-time homebuyers.

Program 7. Section 8 Rental Assistance

Program. The Section 8 rental assistance program extends rental subsidies to very low income (50 percent MFI) families, as well as elderly and disabled persons. The subsidy represents the difference between 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Most Section 8 subsidies are issued in the form of vouchers that permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

Objective. The City will support the County's efforts to maintain, and possibly to increase, the level of Section 8 rental assistance, and will direct eligible households to the program.

Program 8. Density Bonuses

Program. Pursuant to State density bonus law, if a developer allocates at least 20 percent of the units in a housing project to low income households, 10 percent to very low income households, or at least 50 percent to "qualifying residents" (e.g. seniors and disabled), the City must either grant a density bonus of 25 percent, along with one additional regulatory concession (such as modified development standards) to ensure that the housing development will be produced at a reduced cost; or provide other incentives of equivalent financial value based upon the land cost per dwelling unit.

Objective. The City will continue to comply with State law provisions for density bonuses as a means to facilitate affordable housing development.

Program 9. Second Units

Program. Second units offer an additional source of affordable housing to homeowners and the community. The existing Zoning Ordinance permits second dwelling units as a conditional use in the R-1, R-2, and R-3 zones on parcels that contain an existing single-family dwelling.

Objective. The City will continue to allow second units as a conditional use in all residential land use categories on parcels with existing single-family homes.

Program 10. Efficient Permit Processing

Program. Streamlining the development process, particularly for affordable housing projects, reduces the costs associated with holding on to land until it can be developed. The City provides development review services associated with new development.

Objective. The City will continue to offer a streamlined development process and will periodically review departmental processing procedures to ensure efficient project processing.

Program 11. Development Incentives

Program. For-profit and non-profit housing developers play an important role in providing affordable housing. The City provides financial assistance to developers to complete both ownership and rental housing for very low and low income households. On a case-by-case basis, the Agency will assess the financial incentives needed in order to facilitate the development of affordable housing. Current emphasis within this program is on the completion of senior housing projects to meet the needs of Monterey Park's senior residents.

Objectives. The City will assist in the development of 40 new affordable multi-family housing units over the next 5 years. Furthermore, the City will pursue additional funding sources either directly or cooperatively with developers.

From the City's redevelopment set-aside fund, the following monies will be allocated over the next five years for the following housing targets:

- Multi-family construction: \$3.5 million
- First-time Homebuyer: \$0.75 million
- Rental Unit Rehabilitation: \$0.5 million
- Other Rehabilitation: \$2.0 million
- Senior Housing: \$1.606 million

The City will explore funding available through the Los Angeles County Community Development Commission (LACCDC), State Department of Housing and Community Development (HCD), and

HUD at least once a year. When appropriate funding sources are identified, the City will contact prospective developers to discuss opportunities for utilizing such funding in the City. Potential funding programs appropriate to the City may include the City of Industry Set-Aside Funds administered by the LACCDC, as well as single- and multi-family housing rehabilitation programs and homeownership programs administered by HCD.

The City will also periodically review regulations, ordinances, and fees related to housing construction to assess their impacts on housing costs. The Redevelopment Agency will continue to provide financial assistance to private developers to increase the supply of affordable housing in Monterey Park.

To encourage development of affordable housing, the City will pursue amendments to the zoning regulations that can provide incentives to developers. In exchange for construction of affordable housing, a developer may receive a density bonus, a height bonus, a reduction in the number of required covered parking spaces, and/or an allowance for tandem or shared parking. Consideration may also be given to reducing minimum parking stall dimensions. Upon adoption of the General Plan in 2001, the City will pursue amendments to the zoning regulations in 2002.

Encouraging New Development

Monterey Park seeks to encourage the development of new housing for households of all income levels. In pursuit of this goal, the City is responsible for ensuring adequate sites to accommodate its regional fair share of housing growth and providing regulatory and financial incentives for the development of new housing.

Current Conditions

The Southern California Association of Governments (SCAG) prepares the Regional Housing Needs Assessment (RHNA) to allocate regional housing growth among Southern California communities. Based on the RHNA, Monterey Park is expected to accommodate 313 new housing units within the four HCD income levels between 1998 and 2005. As shown in Table H-2, Monterey Park has constructed 141 units since January 1, 1998 and another 114 units are currently under construction. The City must identify adequate sites to accommodate the remaining 107 units.

As an older, established community, very little vacant land remains in the City. An inventory of vacant land in Monterey Park conducted in 2000 identified approximately 48 acres of vacant land within the residential land use categories set forth in the Land Use Element, accounting for only 1 percent of the City's total land area.

TABLE H-2
COMPARISON OF RHNA WITH UNITS BUILT SINCE 1998

Income Level	RHNA	Units under Construction or Built Since 1998	Remaining RHNA
Very Low	94	175	0
Low	53	41	0
Moderate	59	1	58
Upper	107	38	49
Total	313	255	107

Sources: Community Development Department, SCAG, 2000.

Note: The 175 very low income units include the recently completed Abajo del Sol (61 units) and the Monterey Park Senior Village (114 units) currently under construction. Very low income units under construction or built since 1998 meet all of the City's RHNA obligations for both very low and low income units. Remaining RHNA obligations are listed only for moderate and upper income units.

Table H-3 and Figure H-1 illustrate the potential of vacant residential sites in the City to accommodate an additional 267 residential units, exceeding the remaining RHNA need.

TABLE H-3
RESIDENTIAL DEVELOPMENT POTENTIAL OF VACANT SITES

Residential Land Use Category	Affordability Level	Maximum Density	Vacant Land	Net Units
Low Density Residential (LDR)	Upper	5 du/ac	28.0 ac	102
Medium Density Residential (MDR)	Moderate	12 du/ac	1.3 ac	13
High Density Residential (HDR)	Lower	20 du/ac	8.5 ac	100
Mixed Use I (MU-I)	Very Low	30 du/ac	7.1 ac	31
Mixed Use II (MU-II)	Very Low	30 du/ac	2.8 ac	21
Total			47.8 ac	267

Source: CBA, 2000

Note: Net Dwelling Units do not reflect straight application of maximum density to vacant land. The number of dwelling units has been reduced in many cases due to topographic constraints and outstanding permits. Specifically, the site for the recently completed 61-unit Abajo del Sol and the site for the approved 114-unit Monterey Park Senior Village have not been included in this inventory. Within MU-I and MU-II districts, net dwelling units are based on consolidated adjacent vacant lots whenever possible and only 15% of the MU-I vacant sites and 25% of the MU-II vacant sites are assumed to be developed with residential uses.



- Unconstrained Vacant Residential Parcels
- Topographically Constrained Vacant Residential Parcels
- Mixed Use Combined Lots

- City Boundary
- Sphere of Influence Boundary

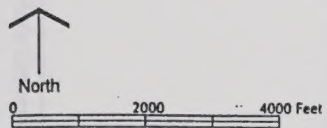
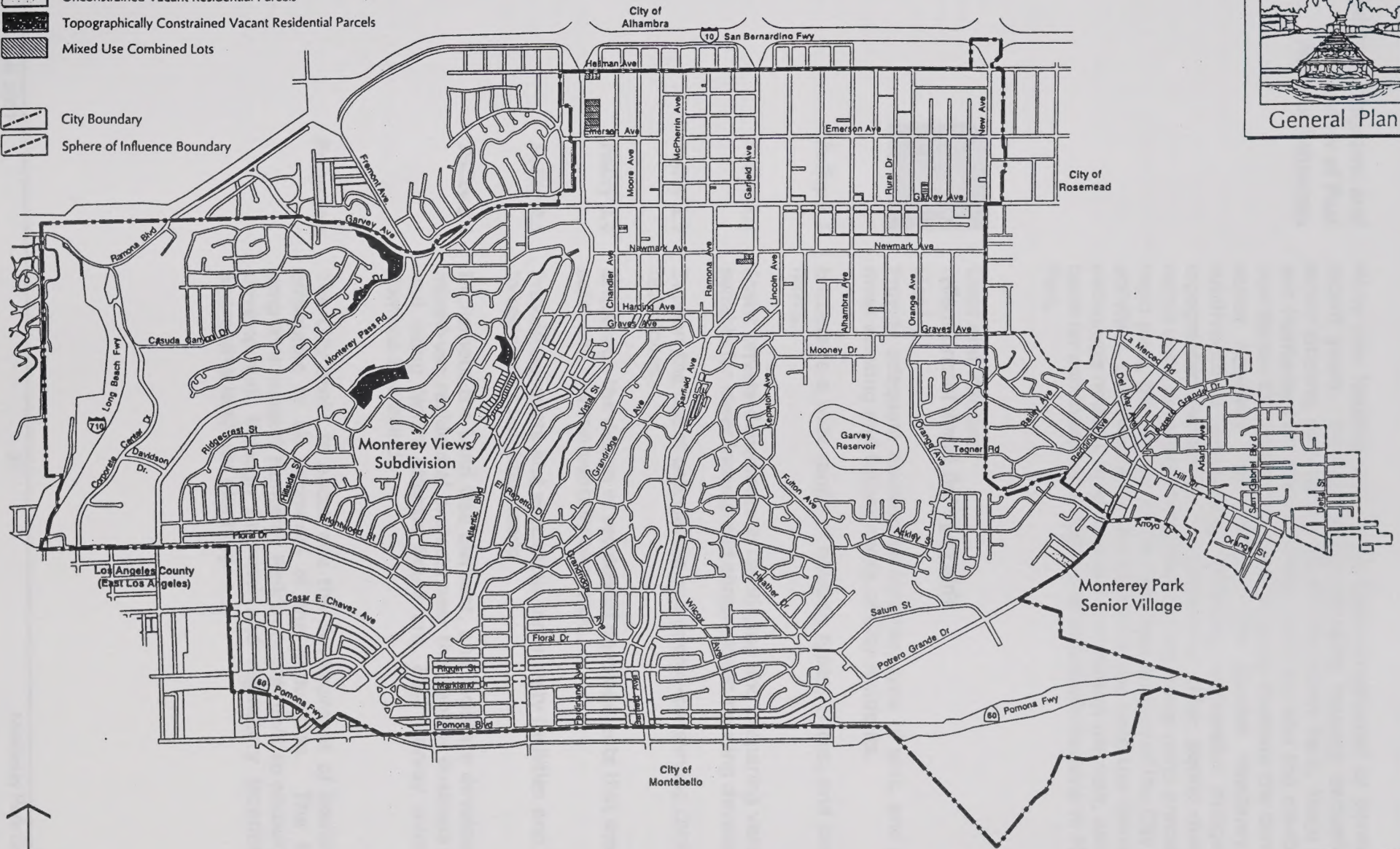


Figure H-1
Vacant Residential Sites

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Existing Programs and Review of Past Accomplishments

Many new housing units have been constructed or permitted in recent years. Developments providing housing exclusively for senior citizens, such as the TELACU Monterey Park, Abajo del Sol, and Monterey Park Senior Village projects, and the creation of a new Senior Citizen Housing overlay zone, illustrate the demand for senior housing. In addition, the 83-unit Monterey Views subdivision is proceeding, following successful mitigation of topographic constraints. Conversion of older, poorly maintained rental units to newer condominium ownership units proceeds at a rapid pace, particularly in the northeast section of the City. These activities, combined with new policies in the Land Use Element that encourage housing in mixed-use commercial districts, establish a basis for continued development of affordable housing in Monterey Park.



Goal and Policies

Goal 3

Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.

- Policy 3.1** Encourage a wide range of housing types, prices, and ownership forms.
- Policy 3.2** Assist private developers in identifying and preparing vacant land suitable for lower income and senior citizen housing developments.
- Policy 3.3** Support the use of cost-saving and energy-conserving construction techniques.
- Policy 3.4** Encourage the design of residential developments that are secure, safe, and environmentally sensitive.
- Policy 3.5** Provide adequate and accessible community facilities and services to residential neighborhoods.
- Policy 3.6** Implement the Land Use Element, and facilitate development of mixed-use residential projects near the Central Business District, and along North Atlantic Boulevard, East Garvey Avenue and Pomona Boulevard.

Programs

The City seeks to encourage the development of housing units affordable to all segments of the population. The following programs support Monterey Park's commitment to encourage new development through financial and regulatory incentives and aggressive land use planning.

Program 12. Land Use Element

Program. This Housing Element is completed as part of a comprehensive General Plan update. The updated General Plan Land Use Element continues to provide residential development opportunities consistent with those allowed under the City's existing R-1, R-2, and R-3 zones. Land use policy also introduces two new mixed-use development categories to promote consolidation of existing lots and development of mixed commercial, office, and residential uses. Interest among developers to complete such projects within Monterey Park is strong.

The Land Use Element designates a total of 95 acres of land as Mixed Use I (MU-I) and 59 acres of land as Mixed Use II (MU-II). These designations allow residential uses to be integrated with commercial uses. Uses may be mixed vertically, with residential dwellings above street level office and retail businesses, or side by side, with residences and commercial development mixed along a city block. The goals of introducing these two mixed use designations are to revitalize the downtown core and commercial areas, as well as to provide expanded opportunities for a range of housing in the City, including townhomes, condominiums, and rental apartments.

For MU-I, no stand-alone residential development is permitted. Residential use must be combined with commercial development and the permitted residential development intensity is 30 units per acre. For MU-II, stand-alone residential development is permitted at up to 12 units per acre. When combined with commercial development, the permitted residential density is 30 units per acre.

MU-I uses are concentrated in the blocks immediately surrounding the intersection of Garvey Avenue and Garfield Avenue, and along Atlantic Boulevard north of Garvey Avenue. MU-II uses are located on both sides of Garvey Avenue east of Lincoln Avenue, and along Pomona Boulevard both east and west of Garvey Avenue.

Objectives. In November 2001, the voters of Monterey Park approved the proposed changes in the Land Use Element. To comply with State law, such changes will require revisions to the existing Zoning Ordinance. The City anticipates revising the existing Zoning Ordinance by the end of 2002 and actively recruiting developers to complete mixed use projects on the vacant sites within MU-I and MU-II districts. The planned zoning Ordinance revisions subsequent to the General Plan update include review and analysis of specific standards for affordable housing and mixed use housing.

The land use changes to allow for mixed use will largely eliminate the need for subsequent voter referendums pursuant to Measure L since either residential or commercial development will be permitted in the mixed use districts. This action will facilitate the construction of housing. In addition, the City will establish an ongoing educational outreach program using the City website, newsletters, and/or brochures to inform the public regarding the impacts of Measure L on land use planning by 2002.

Program 13. Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth

Program. Senior housing recently completed and currently under construction including the 61-unit Abajo Del Sol and 114-unit Monterey Park Senior Village projects fulfill the majority of Monterey Park's 313 unit RHNA allocation for the 1998-2005 period. The remaining 107 units must be addressed through identification of adequate sites. Considering topographic constraints and existing building permits, vacant land within residential land use designations throughout the city is sufficient to accommodate the remainder of Monterey Park's RHNA allocation.

Objective. The Redevelopment Agency will oversee completion of the Monterey Park Senior Village project. In addition, the City will encourage development at appropriate densities on identified vacant sites to accommodate its share of regional housing growth.

Providing Housing for Special Needs Populations

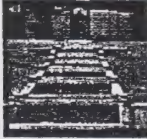
Establishing and preserving housing opportunities for special needs populations are important components of the City's housing plan. Elderly households and large-family households are both substantial components of the population requiring specialized housing and supportive programs. Services and housing opportunities for the homeless are also addressed in this section of the housing element.

Current Conditions

Monterey Park has a sizable special needs population that typically has difficulty finding decent, suitable, and affordable housing due to special circumstances. Elderly persons, persons with disabilities, large families, and single parents with children compose nearly one-third of the population. Other special needs groups exist, including a substantial number of college students and a small number of homeless persons. A shortage of affordable rental units persists for special needs persons throughout the City, and the waiting list for the Section 8 rental assistance program is substantial. Special needs households typically require special accommodations – such as disabled access, larger and more affordable units, additional supportive services, or access to rental housing subsidies.

Existing Programs and Review of Past Accomplishments

Large senior housing projects such as TELACU Monterey Park, Abajo Del Sol, Lions Manor, Golden Age Village, and Monterey Park Senior Village provide affordable housing opportunities and required amenities for Monterey Park seniors. Nine additional licensed community care facilities provide inpatient services to persons with special needs in Monterey Park.



Goal and Policies

Goal 4

Provide adequate housing opportunities for persons with special needs.

- Policy 4.1** Encourage housing construction or alteration to meet the needs of residents with special needs such as the elderly, disabled, and families with children.
- Policy 4.2** Provide adequate sites for homeless shelters and transitional housing facilities to accommodate the homeless population.
- Policy 4.3** Encourage the development of new housing units designed for the elderly and disabled persons to be in close proximity to public transportation and community services.

Program 14. Senior Citizen Housing

Program. Monterey Park continues to support the development and administration of senior housing projects by non-profit and for-profit developers. The City leverages federal HOME funds, redevelopment set-aside funds and other resources to assist agencies seeking to develop senior housing projects. In addition, the City uses CDBG funds to assist organizations that manage senior projects with services and activities for senior citizens. The City's commitments to providing and sustaining senior housing are evidenced by complimentary programs designed to ensure preservation of 120 at-risk units at Golden Age Village and to ensure timely completion of the Abajo del Sol and Monterey Park Senior Village housing developments.

Objectives. The City will continue to provide regulatory incentives to developers of senior housing through Senior Citizen Housing overlay zoning. Furthermore, the City will actively pursue full occupancy of senior projects currently under construction and will assist non-profit organizations to preserve affordable senior units that are determined to be at risk of converting to market rate. Specifically, the City will monitor the Section 8 legislation and provide technical assistance to nonprofit organizations as necessary. At least once a year, the City will also explore the funding available through the Los Angeles County Community Development Commission (LACCDC), the State Department of Housing and Community Development (HCD), and HUD for preservation of at risk housing. Should appropriate funding be identified, the City will notify the owners of at-risk housing.

Program 15. Sites for Homeless Shelters and Transitional Housing Facilities

Program. The existing zoning ordinance does not specifically address the siting of homeless shelters and transitional living facilities. The Monterey Park City Council revised zoning regulations in 2000 to allow for siting of Community Care Facilities as conditional uses throughout the City. The City intends to amend this new section of the zoning ordinance in 2001 to include homeless shelters and transitional housing facilities within the definition of Community Care Facilities.

Objective. The City will revise the zoning ordinance in 2001 to include homeless shelters and transitional housing facilities as Community Care Facilities. The City will also evaluate CUP applications for these uses against standardized, objective criteria.

Promoting Fair Housing Practices

Monterey Park enforces the federal Fair Housing Act within its jurisdiction. Activities to support fair housing practices include tenant/landlord activities such as mediation, information, investigation, counseling and referral services.

Current Conditions

A recent analysis of conventional and government-backed lending practices showed no significant difference in originated loans on the basis of race or ethnicity

Existing Programs and Review of Past Accomplishments

The City is committed to providing continued housing opportunities to all households, regardless of race or income status. Fair housing services in Monterey Park are provided by the San Gabriel Valley Fair Housing Council.



Goal and Policies

Goal 5

Promote equal opportunity for all residents to reside in housing of their choice.

Policy 5.1

Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and household composition.

Policy 5.2

Provide fair housing services to Monterey Park residents.

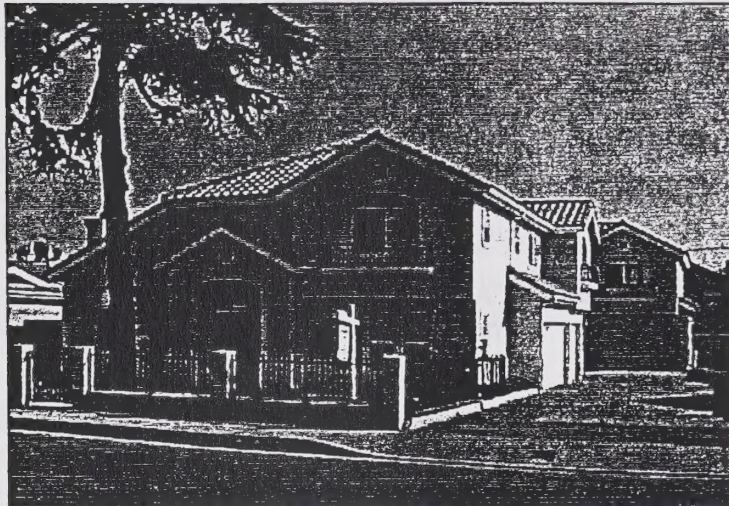
Policy 5.3

Minimize displacement and provide relocation services where public or private actions displace residents.

Program 16. Fair Housing and Tenant/Landlord Counseling

Program. To achieve fair housing goals, the City works with the San Gabriel Valley Fair Housing Council to provide a variety of fair housing and tenant/landlord services, including mediation, information, investigation, counseling and referral services.

Objectives. The City will continue to assist households through the San Gabriel Valley Fair Housing Council, and will update its Analysis of Impacts to Fair Housing every five years, consistent with HUD regulations.



SUMMARY OF PROGRAMS

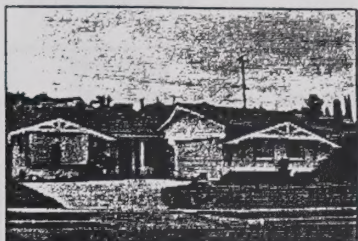


Table H-4 summarizes the programs, objectives, implementation dates, responsible agencies and funding sources for Monterey Park's housing plan.

Table H-4
HOUSING PLAN PROGRAM SUMMARY

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agencies	Time Frame
Maintaining and Preserving Existing Housing					
1. Single-Family Residential Rehabilitation Programs	- Provide rehabilitation loans to assist eligible homeowners completing repairs to existing single-family housing units - Continue to provide information regarding rehabilitation standards, preventive maintenance and energy conservation through brochures and information posted on the City's web site	8 households annually (40 over 5 years)	CDBG and CRA Set-Aside Funds	Economic Development Department	2000-2005
2. Rental Rehabilitation Program	Rehabilitate rental units occupied by very low and low income households	10 to 11 units per year (54 over 5 years)	CRA Set-Aside Funds	Economic Development Department	2000-2005
3. Conservation of At-Risk Housing	- Monitor Section 8 legislation and provide assistance to Golden Age Village as necessary - Inform tenants of the potential expiration of Section 8 contracts.	120 units	Within normal operating budget of the Department	Economic Development Department	Ongoing monitoring of the Section 8 legislation

Table H-4
HOUSING PLAN PROGRAM SUMMARY
(continued)

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agencies	Time Frame
	- Assist tenants in obtaining Section 8 vouchers or other affordable housing should the Section 8 contracts be terminated - Pursue partnership opportunities with non-profits to preserve and expand affordable housing - At least once a year, explore funding available through the LACCDC, HCD, and HUD and discuss with the owners of at-risk housing and prospective developers regarding opportunities for utilizing such funding				Explore funding available through LACCDC, HCD, and HUD at least once a year
4. Code Enforcement	Continue to perform code enforcement throughout the City, focussing on very low and low income areas.	N/A	Within normal budget allocation of the Department	Community Development Department	2000-2005
Removing Barriers to Affordable Housing					
5. First-Time Homebuyer Program	Assist renters in purchasing their first homes	8 per year (40 over 5 years)	CRA Set-Aside Funds	Economic Development Department	2000-2005
6. Mortgage Credit Certificate Program	Assist first-time homebuyers	N/A	Within normal budget allocation of the Commission	LACCDC, Economic Development Department	Ongoing
7. Section 8 Rental Assistance	- Support the County's efforts to maintain and possibly increase the current level of Section 8 rental assistance - Direct eligible households to the program	N/A	Within normal budget allocation of the Department and the LACCDC	LACCDC, Housing Authority, Economic Development Department	Ongoing

Table H-4
HOUSING PLAN PROGRAM SUMMARY
 (continued)

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agencies	Time Frame
8. Density Bonuses	Encourage affordable housing through density bonus incentives.	N/A	Within normal budget allocation of the Department	Community Development Department	Ongoing
9. Second Units	Facilitate affordable housing through development of second units.	N/A	Within normal budget allocation of the Department	Community Development Department	Ongoing
10. Efficient Permit Processing	- Offer a streamlined development process - Periodically review processing procedures to ensure efficiency	N/A	Within normal budget allocation of the Department	Community Development Department	Ongoing
11. Development Incentives	- Assist in development of new affordable housing units. - Pursue additional funding sources for new affordable housing by exploring funding available through the LACCDC, HCD, and HUD at least once a year and discuss with prospective developers regarding opportunities for utilizing such funding - Review regulations to determine impacts on housing costs. - Amend zoning regulations to include development incentives for affordable housing. - Oversee completion of Abajo del Sol and Monterey Park Senior Village projects.	40 new affordable units. 114 senior housing units (currently under construction)	HOME, CRA Set-Aside, City of Industry Set-Aside	Economic Development Department, Community Development Department, Non-Profit and For-Profit Developers	Explore funding available through LACCDC, HCD, and HUD at least once a year

Table H-4
HOUSING PLAN PROGRAM SUMMARY
 (continued)

Housing Program	Program Objectives	Quantified Objectives	Funding Sources	Responsible Agencies	Time Frame
Encouraging New Development					
12. Land Use Element	- Implement the Land Use Element. - Revise existing zoning - Actively recruit developers to complete mixed use projects on the vacant sites within MU-I and MU-II districts - Establish an ongoing educational outreach program by 2002 to inform public regarding the impacts of Measure L on land use planning.	N/A	Within normal budget allocation of the Department	Community Development Department, Redevelopment Agency	Revise zoning by end of 2002 and ongoing implementation of Land Use Element
13. Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	- Oversee completion of Monterey Park Senior Village housing project - Encourage development at appropriate densities on identified vacant sites	114 units of senior housing (currently under construction), 161 housing units constructed (since 1998), Capacity for 267 additional units on vacant lots	Within normal budget allocations of the Agency and Departments	Redevelopment Agency, Community Development Department, Economic Development Department	2000-2005

**Table H-4
HOUSING PLAN PROGRAM SUMMARY
(continued)**

Providing Housing for Special Needs Populations					
14. Senior Citizen Housing	• Provide regulatory incentives through Senior Citizen Housing overlay zoning • Actively pursue full occupancy of senior projects recently completed or currently under construction • Assist non-profit organizations to preserve affordable senior units that are at-risk by monitoring the Section 8 legislation and provide technical assistance to the nonprofits as necessary • Explore the funding available through the LACCDC, HCD, and HUD for preservation of at risk housing.. Notify the owners of at-risk housing when appropriate funding is identified	N/A	Within normal budget allocations of responsible agencies	Community Development Department, Economic Development Department, Redevelopment Agency, Non-Profit Organizations	Ongoing provision of incentives Explore the funding available through the LACCDC, HCD, and HUD at least once a year
15. Sites for Homeless Shelters and Transitional Housing Facilities	• Revise the zoning ordinance to define homeless shelters and transitional housing facilities as Community Care Facilities – allowing them to be developed in all zones upon approval of a Conditional Use Permit (CUP). • Evaluate CUP applications for homeless shelters against standardized, objective criteria	N/A	Within normal budget allocations of the Department	Community Development Department	2001

Table H-4
HOUSING PLAN PROGRAM SUMMARY
(continued)

Promoting Fair Housing Practices					
16. Fair Housing and Tenant/Landlord Counseling	- Continue to assist households through the San Gabriel Valley Fair Housing Council - Update the AI every 5 years.	N/A	CDBG	San Gabriel Valley Fair Housing Council, Economic Development Department	2000-2005

Table H-5
SUMMARY OF QUANTIFIED OBJECTIVES: 1998-2005

	Very Low Income	Low Income	Moderate Income	Upper Income	Total Units
Units to be Constructed	94	53	59	107	313
Units to be Preserved	120				120
Units to be Assisted	20	20	40		80
Units to be Rehabilitated	47	47			94
Total Units					607

Notes:

- 1) Units to be constructed - the City's total Regional Housing Needs Assessment for the 1998-2005 period
- 2) Units to be preserved - 120-unit Golden Age Village at risk of losing its Section 8 subsidies
- 3) Units to be assisted - First-Time Homebuyers Program and assistance in new construction of affordable housing
- 4) Units to be rehabilitated - Single-Family Residential and Rental Rehabilitation Programs

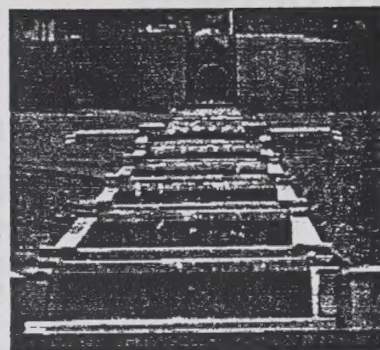
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Housing Element Technical Appendix

"The idea of a mixed-use neighborhood/town center, with shops and services below and housing above, is an old – even ancient – concept that is being revived by a new generation of planners and designers. The neighborhood/town center concept holds the potential appeal of restoring a sense of community."

- Steven Fader,

Density by Design: New Directions in Residential Development.



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HOUSING NEEDS



To determine the specific housing needs of present and future residents, an assessment of the demographic, socioeconomic, and existing housing characteristics is required. The Needs Assessment serves to identify the nature and extent of existing and future housing needs in the City. Major components of the assessment include population and employment trends, household characteristics, and an analysis of housing conditions. This needs assessment establishes a baseline from which housing recommendations can be made for the Housing Element.

In preparing the needs assessment, various data sources were consulted. The 1990 Census provides the basis for population and household characteristics. Although dated, there is no reliable source of information on demographic and housing conditions that is widely accepted and readily accessible. However, to ensure that information is as timely as possible so that informed decisions on housing policies and programs can be made, several data sources are used to provide updates to the Census:

- Population and housing data updated by the State Department of Finance
- Ethnic composition transitions, evaluated using school enrollment data from the California Department of Education
- Housing market data updated by recent sales activity
- Service agencies, who are consulted for program information
- Lending patterns, analyzed from data obtained from the Federal Financial Institutions Examination Council (FFIEC)

Throughout this needs assessment, demographic statistics for Monterey Park will be compared to two analysis areas: Los Angeles County and the Southwest San Gabriel Valley. The latter is a Census Major Civil Division (MCD) composed of the cities of Monterey Park, Alhambra, Montebello, Rosemead, and San Gabriel, as well as the unincorporated County areas of East San Gabriel and South San Gabriel. Comparison to this group of communities often provides a more realistic context for demographic trends in Monterey Park than to the County as a whole because Monterey Park is a strong contributor to the group.

Household Needs

This section focuses on Monterey Park's housing needs and includes the following components:

- Demographic and Household Characteristics and Trends
- Areas of Racial/Ethnic and Low/Moderate Income Concentration
- Special Needs Populations
- Estimates of Current Housing Needs
- Projection of Future Housing Needs

Demographic and Household Characteristics and Trends

The characteristics of the population are important factors affecting the housing market in the community. Understanding the population growth trends, as well as age, race/ethnicity, and employment characteristics, all help establish present and future housing needs.

Population Growth

As of January 1999, the State Department of Finance estimated that Monterey Park's population numbered 66,572, an increase of about 10 percent in the 10 years since the 1990 Census. This growth is approximately the same as that for Los Angeles County as a whole and similar to that experienced by surrounding communities.

Table 1
POPULATION GROWTH IN MONTEREY PARK,
SURROUNDING COMMUNITIES AND LOS ANGELES
COUNTY

Jurisdiction	1990	1999	1990 - 1999 % Change
Alhambra	82,106	91,614	11.6%
El Monte	106,209	118,557	11.6%
Montebello	59,564	64,308	8.0%
Monterey Park	60,738	66,572	9.6%
Rosemead	51,638	56,664	9.7%
San Gabriel	37,120	41,116	10.8%
South El Monte	20,850	22,494	7.9%
Los Angeles County	8,863,164	9,757,542	10.1%

Sources: 1990 Census; State Department of Finance, January 1999

Age Characteristics

Age distribution in the population is an important factor in determining housing demand. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low- to moderate-cost condominiums, and smaller single-family units. The mature adult population (35 to 64 years old) represents the major market for moderate to relatively high-cost condominiums and single-family homes. The senior population (65 years and older) tends to demand low to moderate-cost apartments and condominiums, small single-family homes, and group quarters.

The age distribution of the 1990 population in Monterey Park and the proportionate age distribution of all Los Angeles County residents are shown in Table 2. Figure 1 depicts this distribution for Monterey Park.

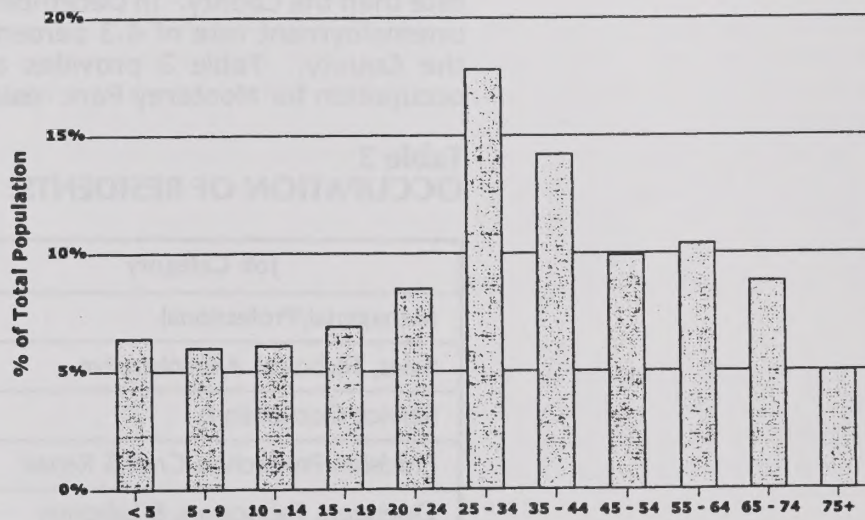
In 1990, the median age in Monterey Park was 34.0 years, notably older than both the County median (30.7 years) and the Southwest San Gabriel Valley median (31.7 years). About a third of the Monterey Park population was in the age range of 25 to 44, indicating a demand for condominiums and single-family homes in the homeownership market. The elderly (ages 65 and over) comprised a significant portion of the City population at over 14 percent, indicating demand for senior housing. The early school age population (age 0-9 years) made up just 12.7 percent of the population, indicating a potentially moderate demand for lower cost single-family housing from young families. The elderly population in the City exceeded the early school age population in 1990, and that trend is expected to continue.

Table 2
AGE DISTRIBUTION: 1990

Age Group	Monterey Park		County % of Total	S. San Gabriel Valley % of Total
	Persons	% of Total		
Under 5 years	3,876	6.4	8.3	7.8
5-9	3,673	6.0	7.3	6.9
10-14	3,712	6.1	6.6	6.8
15-19	4,168	6.9	7.2	7.4
20-24	5,164	8.5	9.1	9.1
25-34	10,789	17.8	19.8	19.4
35-44	8,635	14.2	15.1	14.6
45-54	6,008	9.9	9.5	9.4
55-64	6,338	10.4	7.3	5.9
65-74	5,333	8.8	5.7	7.1
75+	3,042	5.0	4.0	5.5
Total	60,738	100.0	100.0	100.0
Median Age	34.0 years		30.7	31.7

Source: 1990 Census

Figure 1
AGE DISTRIBUTION - PERCENT OF TOTAL: 1990



Source: 1990 Census.

School enrollment data provide insight into the age distribution of the population observed in Monterey Park between 1990 and 1999. Enrollment data for the seven public elementary schools located in Monterey Park are provided in Table 6. The table shows a moderate increase in elementary school-age children of just below 8 percent during the period 1990 - 1999. Given that Monterey Park experienced an overall population growth of almost 10 percent over the same time period (1990-1999), this data supports the conclusion that the City's overall population is growing faster than its youth population.

The conclusions reached through analysis of 1990 and current population data substantiate the principal need to develop additional low to moderate-cost apartments and condominiums for singles and elderly persons in Monterey Park. Provision of affordable single-family and multi-family housing options for families with children remains an equally important consideration for Monterey Park's future development.

Employment Trends

According to the 1990 Census, 27,001 of 60,738 Monterey Park residents were employed. This represented a labor force participation rate of 55.4 percent of persons between the ages of 16 and 64 (48,739). Most City residents were employed in sales, technical, and administrative support capacities (38 percent) or in managerial and professional specialty occupations (28 percent). The unemployment rate reported in the 1990 Census was 6.2 percent, compared to the County-wide unemployment rate of 7.4 percent. Monterey Park continues to have a lower unemployment rate than the County. In December of 1999, Monterey Park had an unemployment rate of 4.3 percent, compared to 5.2 percent for the County. Table 3 provides a summary of employment by occupation for Monterey Park residents.

Table 3
OCCUPATION OF RESIDENTS: 1990

Job Category	Number	% of Total
Managerial/Professional	7,620	28.2%
Sales, Technical, Administrative	10,117	37.5%
Service Occupations	3,208	11.9%
Precision Production, Craft & Repair	2,414	8.9%
Operators, Fabricators, & Laborers	3,395	12.6%
Farming, Forestry, & Fishing	247	0.9%
Total Employed Persons	27,001	100.0%

Source: 1990 Census

Household Characteristics

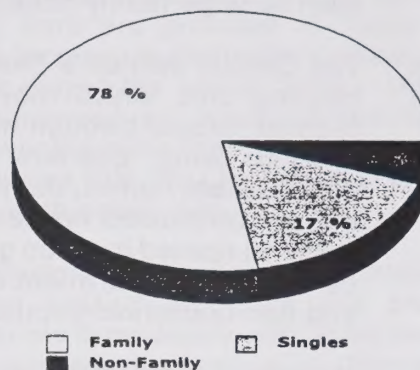
Household characteristics are an important indicator of housing need in a community. Income and affordability are best measured at the household level, as are the special needs of certain groups, such as large-family households or female-headed households.

Household Composition and Size

The Census defines a "household" as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing living quarters. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. In 1990, only 249 persons (0.4 percent) resided in group quarters. According to statistics released by the State Department of Finance, the proportion of household and non-household population remained unchanged in 1999.

Household characteristics are important indicators of the type and size of housing needed in a city. According to the 1990 Census, about 78 percent of the 19,505 households in Monterey Park were family households (related persons and/or married couples living together). This proportion is higher than that for Los Angeles County (67 percent) but similar to the figure for the Southwest San Gabriel Valley (75 percent). Single-person households comprised 17 percent of all households in Monterey Park, with the remaining 5 percent of the households being non-family households (unrelated persons). Figure 2 illustrates Monterey Park's household composition in 1990.

Figure 2
HOUSEHOLD COMPOSITION - 1990



Source: 1990 Census.

Household size is defined as the number of persons living in a housing unit. A noticeable change in the average household size over time reflects a change in the household character and composition of a city. For example, a city's average household size will increase over time if there is a trend towards larger families or extended families living together.

In 1990, the average household size in Monterey Park was 3.10 persons per household. According to the State Department of Finance, the estimated household size in 1999 is 3.34 persons. A comparison of the average household sizes of Monterey Park, nearby cities, and the County is presented in Table 4. Household size in Monterey Park is comparable to estimates for nearby cities in the San Gabriel Valley, all of which are higher than the average household size in Los Angeles County. This may indicate the predominance of households composed of families with children, but may also show a prevalence of multi-generation families.

Table 4
COMPARISON OF AVERAGE HOUSEHOLD SIZE: 1999

Jurisdictions	Persons per Household
Alhambra	3.18
El Monte	4.35
Montebello	3.41
Monterey Park	3.34
Rosemead	4.04
San Gabriel	3.29
South El Monte	4.70
Los Angeles County	3.11

Source: State Department of Finance, January 1999

Overcrowding

The State Department of Housing and Community Development (HCD) defines overcrowding as more than one person per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as more than 1.5 persons per room. Overcrowding occurs primarily because households "double-up" to afford high housing costs and because of a lack of available housing units of adequate size to accommodate a growing number of large families. However, cultural differences may also account for some overcrowding based on household size variations among ethnic groups.

According to the 1990 Census, 4,453 or 23 percent of all households in Monterey Park were overcrowded. The incidence of overcrowding was higher than the County average of 18.5 percent and reflective of the larger proportion of families. Overcrowding among renter-households was more prevalent than among owner-households. Of the total 4,453 overcrowded households, about 3,298 (74 percent) were renter-households. Of the total overcrowded households, about 58 percent were severely overcrowded. Severe overcrowding was also more prevalent among renter-households.

Areas of Racial/Ethnic and Low/Moderate Income Concentrations

Areas characterized by concentrations of minority and/or low-moderate income households must be identified in Monterey Park to prioritize distribution of state and federal housing assistance throughout the City. Delineation of these areas is conducted using the 1990 Census.

Race and Ethnicity

The racial and ethnic composition of a community can affect housing needs due to varying housing preferences and household characteristics of different ethnic groups.

Persons

Compared to Los Angeles County as a whole, Monterey Park's population is more racially and ethnically homogeneous. Asians comprised 56 percent of the population in 1990, compared to 10 percent for the County, as shown in Table 5. The Hispanic population was the second largest group at 31 percent of the population, slightly less than for the County. The remainder of the population was composed primarily of Non-Hispanic Whites.

School enrollment data for the City's seven elementary schools show that a steady increase in enrollment of Hispanic students and a moderate decrease in enrollment of White students have occurred (Table 6). In the 1990/91 school year, about 49 percent of the students were Asian, 42 percent Hispanic and 8 percent White. In 1998/1999, about 48 percent of the students were Hispanic, 46 percent Asian, and 6 percent White.

While these demonstrated trends apply only to the youngest of Monterey Park's residents, the demographic shifts they describe are applicable to the current ethnic composition of Monterey Park households with children.

Table 5
RACE AND ETHNICITY: 1990

Race/ Ethnicity	Monterey Park		Los Angeles County	
	Persons	% of Total	Persons	% of Total
White	7,129	11.7%	3,618,850	40.8%
Asian	34,022	56.0%	907,810	10.2%
Hispanic	19,031	31.3%	3,351,242	37.8%
Black	330	0.5%	934,776	10.5%
Other	226	0.4%	50,486	0.6%
Total	60,738	100.0%	8,863,164	100.0%

Source: 1990 Census.

Table 6
SCHOOL ENROLLMENT FOR ELEMENTARY SCHOOLS
LOCATED IN MONTEREY PARK: 1990-1999

Race/Ethnicity	1990-91 School Year		1998-99 School Year		1990-99 Change	
	#	%	#	%	#	%
White	354	7.6	289	5.8	-65	-18.4
Asian	2,281	49.0	2,320	46.2	39	1.7
Hispanic	1,960	42.1	2,384	47.5	424	21.6
Black	42	0.9	29	0.6	-13	-31.0
Other	17	0.3	1	0.0	-16	-94.1
Total	4,654	100	5,023	100	369	7.9

Source: California Department of Education, 2000.

Note: Elementary schools located in Monterey Park include Brightwood Elementary, Monterey Highlands Elementary, Repetto Elementary, Hillcrest Elementary, Monterey Vista Elementary, Robert Hall Lane Elementary, and Bella Vista Elementary.

Households

The racial/ethnic composition of households in Monterey Park is also a significant measure of the diversity and growth of the community. Among the 19,505 households enumerated in Monterey Park by the 1990 Census (Special Tabulation for HUD), 53 percent were Asian, 28 percent were Hispanic, 18 percent were White, and 1 percent was Black. Figure 3 shows the 1990 racial/ethnic concentration of households in Monterey Park by 1990 Census block group.

A block group is considered to contain a minority concentration if the proportion of minority households in the block group exceeds the County average. For Los Angeles County, the 1990 average for Asian households was 8.2 percent. For Hispanic households, the average was 28.7 percent. High and very high concentrations result when a block group's minority percent exceeds twice or three times the County average, respectively.

Applying these classifications, virtually every block group in Monterey Park contained at least a high concentration of Asian households, and most contained at least a concentration of Hispanic households in 1990. Within the low and moderate income areas, Asian households comprised the majority ethnic group in most block groups.

Very Low and Low Income Areas

Household income is also an important consideration when evaluating housing and community development needs because low income typically constrains a household's ability to procure adequate housing or services.

Income Definitions

For planning purposes, the Department of Housing and Community Development (HCD) has established income definitions based on the Median Family Income (MFI) within California counties. These income definitions are presented in Table 7.

**Table 7
HCD INCOME DEFINITIONS**

Income Group	% of Los Angeles County Median Family Income	Income Limit for a Family of Four (2000 Dollars)
Very Low	0-50 %	\$26,050
Low	51-80%	\$41,700
Moderate	81-120%	\$62,500
Upper	> 120%	N/A

Source: Department of Housing and Community Development, 2000

Based on the definitions listed in Table 7, 47 percent of total households in 1990 were within very low (50 percent MFI) levels, and 8 percent were within low income (80 percent MFI). Together, these groups are composed of households typically eligible for federal and state housing assistance. They will be referred to collectively as *lower income households* throughout the Housing Element.

ROSEMEAD
LOS ANGELES COUNTY
(SOUTH SAN GABRIEL)

LOS ANGELES COUNTY
(CITY TERRACE)

LOS ANGELES COUNTY
(EAST LOS ANGELES)

MONTEBELLO

0 2,400 Feet



1990 Census

4826 Tracts

2 Block Groups

Ethnic Distribution

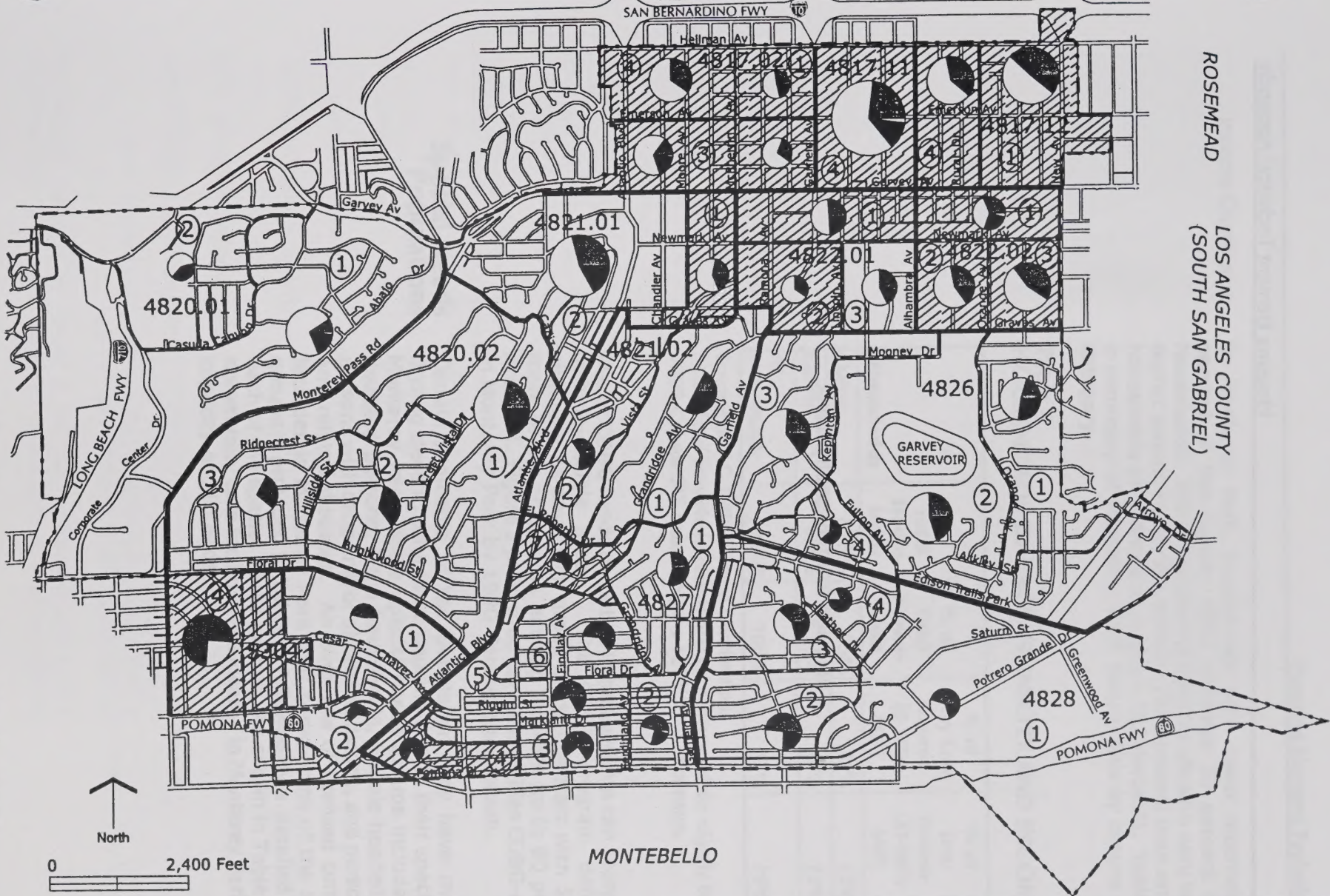
Hispanic White
Asian Black

Relative Size Indicates 1990
Block Group Total Population

Very Low and Low Income Areas
Tracts and Block Groups where 51%
or more households are below 80%
Median Family Income

--- Monterey Park City Boundary

Figure 3
Race/Ethnic and Very Low/
Low-Income Concentration Areas



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Income Distribution

In Monterey Park, households with lower incomes (up to 80 percent of the County MFI) comprise 50 percent of the total households. The proportion of households with very low income is higher among renter households (44 percent) than among all City households considered as a group (31 percent). Table 8 presents a summary of Monterey Park households by tenure and income category.

Table 8
HOUSEHOLDS BY RACE/ETHNICITY AND INCOME: 1990

Households	Total Households	% of Total Households	% of Very Low Income (0-50% MFI)	% of Low Income (51-80% MFI)	% of Moderate/Upper Incomes (>80% MFI)
Owner	10,881	55%	21%	15%	64%
Renter	8,928	45%	44%	22%	34%
All Households	19,809	100%	31%	19%	50%

Source: SCAG 1998 Income Distribution.

Note: Total household counts and percentages differ slightly between the 1990 Census STF-1 data and the 1998 SCAG Estimates.

Use of CDBG funds on public improvements can primarily occur in income-eligible areas. The CDBG program defines income eligibility as any block group or census tract with 51 percent or more of the population earning incomes up to 80 percent of the Area MFI. Figure 3 presented earlier identifies CDBG-eligible areas in Monterey Park by 1990 Census block group.

Special Needs Populations

Certain segments of the population may have more difficulty finding decent, affordable housing due to their special needs. In Monterey Park, these special needs groups include the elderly, disabled persons, large households, female-headed households, persons with drug and/or alcohol addiction, and persons with AIDS and related diseases. An overview of licensed community care facilities in Monterey Park that serve some of the special needs groups is provided in Table 9, followed by a detailed discussion of each of the special needs groups. As shown in Table 9, 9 licensed community care facilities are located in Monterey Park, with a total capacity of 115 beds.

Table 9
ORIENTATION AND CAPACITY OF LICENSED COMMUNITY CARE FACILITIES

Age	Total Facilities	Total Capacity (beds/ persons)	Specialized Care ¹ (Capacity in number of beds)	
			Develop- mentally Disabled	Non- Ambulatory
Age 0-17				
Small family home ²	1	4	4	—
Age 18-59				
Adult Residential ³	6	30	30	6
Adult Day Care	1	75	75	30
Age 60+				
Elderly Residential ⁴	1	6	—	2
Total	9	115	109	38

Source: State of California Department of Social Services Community Care Licensing Division, October, 1999.

Notes:

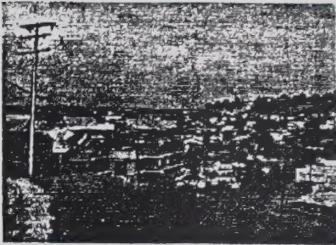
1. The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for developmentally disabled children and 4 of the 10 beds are designed to accommodate non-ambulatory children.
2. Small family homes provide care to children in licensees' own homes. Small family residents are usually children on probation, developmentally disabled children, children with other special needs, and some foster children.
3. Adult residential facilities provide care for persons age 18 to 59 years including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
4. Elderly residential facilities provide care for persons age 60 and above.

Elderly and Frail Elderly

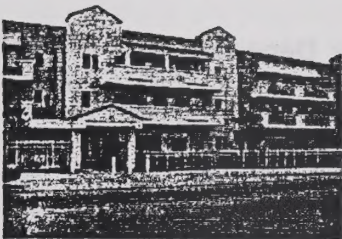
The population over 65 years of age is considered elderly and has four main concerns:

- Income: People over 65 are usually retired and living on a fixed income;
- Health Care: Because the elderly have a higher rate of illness, health care is important;
- Transportation: Many seniors use public transit; and
- Housing: Many live alone and rent.

These characteristics indicate a need for smaller, lower-cost housing units with easy access to transit and health care facilities.



Abajo del Sol Senior Housing Project (61 units)



TELACU Monterey Park Senior Housing Project (67 units)

According to the 1990 Census, approximately 8,375 elderly persons (65 years of age and older) resided in Monterey Park and represented almost 14 percent of the total population. Of the elderly population, 1,571 persons (or 19 percent) were considered "frail" elderly persons, (i.e., persons with one or more limitations to daily activities, defined by the Census as persons with work and/or self-care/mobility limitations). According to 1990 Census special tabulations provided by HUD, Monterey Park had about 1,170 elderly households, 475 of them were very low and low income (80 percent MFI). Approximately 75 percent of the very low and low income elderly households experienced one or more housing problems such as overpayment and inadequate housing. (See Tables 10 and 11 later in this section). These statistics demonstrate a great need to provide for affordable elderly housing for Monterey Park's large senior population.

In response to the housing needs of seniors, the City has participated in several housing projects, including the 67-unit TELACU Monterey Park senior housing project (1998) to provide affordable housing opportunities for seniors. Development of a 61-unit senior housing project has recently been completed by the Monterey Park Community Redevelopment Agency near Abajo Drive and Garvey Avenue.

In April 2000, the Los Angeles County Board of Supervisors awarded a developer \$982,792 from the City of Industry Fund to assist in the development of a new 114-unit senior housing project near the intersection of Potrero Grande Drive and Kenton Drive in Monterey Park.

The housing needs of the elderly also include supportive housing, such as intermediate care facilities, group homes, and other housing that includes a planned service component. Needed services include personal care, housekeeping, meals, personal emergency response, and transportation. As identified in Table 9, only one state licensed residential facility for ambulatory and non-ambulatory seniors serves the elderly population in Monterey Park. The elderly residential facility has a capacity of six beds, with two beds available to non-ambulatory clients.

In light of the recent senior housing development in the City, the Monterey Park City Council has adopted a temporary moratorium on senior housing construction on September 20, 2000. Meanwhile, the City is reviewing its zoning ordinance for senior housing development standards. The City anticipates completing the zoning ordinance amendments by April/May 2001, at which point the moratorium will be lifted. This moratorium allows the City to adjust the pace and amount of senior housing construction, as well as to focus on other types of housing development.

Disabled Persons

Disability is a physical or mental condition that affects the functioning of a person. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. An estimated 4,045 Monterey Park residents over age 16 had work, mobility, and/or self-care limitations in 1990, comprising about 6.7 percent of the City's population. This compares to 6.0 percent for the entire County of Los Angeles, and 6.3 percent for the southwest San Gabriel Valley.

Severely Mentally Ill

Severe mental illness includes the diagnoses of psychoses (e.g. schizophrenia) and the major affective disorders (e.g. bipolar, major depression). Also, the illness must qualify as chronic, meaning that it has existed for at least one year. According to national estimates, approximately one percent of the adult population meets a definition of severe mental illness on the basis of diagnosis, duration, and disability.

According to 1998 Los Angeles County Department of Mental Health estimates, approximately 2 percent of the County's population are considered to have severe and persistent mental illnesses. Using the national and County estimates and the 1990 Census adult population as a guide, an estimated 470 to 940 Monterey Park residents may currently suffer from severe mental illness.

The major barrier to stable, decent housing for the seriously mentally ill is the availability of supportive and affordable housing. No licensed community care facility for the mentally ill exists in Monterey Park.

The lack of access to affordable housing often leads to mentally ill persons being homeless, near-homeless, or living in unstable and/or substandard housing situations. Additionally, there is a persistent gap in care for mentally-ill youth placed in foster care who will become homeless at the age of 18 unless the County Department of Public Social Services designates them eligible for extended care. These young adults need housing and program support to prevent them from becoming homeless or continuing their homelessness.

**Developmentally
Disabled**

The definition of developmental disability relates to a person's score on standardized intelligence tests. Persons with IQs below 70 are typically considered as developmentally disabled. Other conditions and complications may also be present.

The National Association of Retarded Citizens (ARC) estimated the percentage of the population that can be categorized developmentally disabled at one to three percent. Thus, with a 1999 population of 66,572, an estimated 700 to 1,000 Monterey Park residents may be considered developmentally disabled.

According to the State Department of Social Services, eight licensed community care facilities in Monterey Park provide supportive housing for developmentally disabled persons. Developmentally disabled clients are served through a small family home for youth, six adult residential care facilities, and an adult day care facility. These special needs facilities have the capacity to serve 109 developmentally disabled clients.

Physically Disabled

Persons with an illness or impairment which impedes their ability to function independently are physically disabled. This segment of the population is increasing due to lower death rates and higher longevity rates resulting from advances in medicine. The special needs required for housing physically disabled individuals include not only affordability but also special construction features to provide for access and use according to the particular disability of the occupant. The location of housing for disabled people is also important because many such households need access to a variety of social services and to other specialized services located in Monterey Park and throughout Los Angeles County.

The 1990 Census identified 2,103 adult persons in Monterey Park with a mobility limitation. This translates to approximately 5 percent of the adult population, more than half of whom were over age 65.

Although no current comparison of disability with income, household size, or race is available, a substantial portion of disabled persons can be expected to fall within the federal Section 8 income limits, especially those households not in the labor force. Further, most of the lower income disabled persons are likely to require housing assistance. Their housing need is further compounded by design and location requirements that are often costly to accommodate. Special needs of households with wheelchair-bound or semi-ambulatory individuals, for example, may require ramps, holding bars, special bathroom design, wider doorways, lower cabinets, and elevators.

According to the State Department of Social Services three residential care facilities in Monterey Park provide supportive housing for physically disabled persons, with a capacity of about 8 beds. Another 30 non-ambulatory persons can be served at the adult day care center.

Female-Headed Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. According to the 1990 Census, Monterey Park had 2,644 female-headed family households, 1,345 (51 percent) with children. Approximately 35 percent of female-headed family households with children lived below the poverty level. This figure is comparable to the 37 percent of the female-headed family households Countywide and 34 percent within the Southwest San Gabriel Valley.

Affordability needs of female-headed households can be addressed through rent subsidies, non-profit housing development, and shared equity/downpayment assistance. Housing opportunities for female-headed households with children can be improved through policies that call for the provision of affordable child care, and for the location of family housing sites in close proximity to recreational facilities and public transit.

Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

The 1990 Census identified 3,685 households with 5 or more members, comprising almost 19 percent of the total households. The comparable figure in 1990 was 17 percent for the entire County and 20 percent for the Southwest San Gabriel Valley. The special census tabulations for HUD further indicated that among the 2,024 large renter-households in the City, approximately 1,446 (71 percent) were lower-income households in need of housing assistance. Approximately 85 percent of the lower-income large family renters lived in overcrowded conditions. This illustrates that Monterey Park has a continuing need for affordable housing units with three or more bedrooms. Affordable home ownership opportunities for low income families can be provided using redevelopment set-aside and HOME funds to assist in the construction of family housing and provide first-time homebuyer assistance to qualified families.

Farmworkers

The special housing needs of many agricultural workers stem from their low wages and seasonal unemployment. According to the 1990 Census, approximately 247 Monterey Park residents were employed in Farming, Forestry and Fishing operations. This group represents less than 1 percent of City residents' employment base. Given the low number of persons employed in agricultural-related industries, the City can address the needs of the farmworker population through its overall affordable housing programs.

College Students

The college student population in an area is another significant factor that affects housing demand. Although students represent a temporary housing need, the impact upon housing demand is critical in the immediate university areas. Given the student income limitations, the same market forces that impact the lower income housing market also influences student housing.



Two local colleges contribute substantially to housing demand in Monterey Park: California State University at Los Angeles (Cal State L.A.) and East Los Angeles College (ELAC). Cal State L.A. provides housing for only 5 percent of its estimated 18,000 student enrollment. ELAC does not house any of its students on campus. Many Cal State L.A. and ELAC students are commuters. However, the large student population does potentially generate low-cost housing needs in Monterey Park and East Los Angeles.

The 1990 Census enumerated approximately 7,377 persons (12 percent) of the population in Monterey Park who were enrolled in college. Comparable figures for Los Angeles County and the Southwest San Gabriel Valley were 8 percent and 10.3 percent respectively. These figures substantiate the conclusion that Monterey Park houses a sizable percentage of the region's college students, and that maintenance of affordable housing near these colleges is needed.

Estimates of Current Housing Needs

Tables 10 and 11 summarize the housing assistance needs of lower income households (80 percent MFI) in Monterey Park by household tenure (owner/renter), household type (elderly, small/large family, other), and "housing problems." This count of households with "housing problems" includes those who: 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (housing units with more than one person per room); 3) have a housing cost burden exceeding 30 percent of gross income; or 4) have a severe housing cost burden exceeding 50 percent of gross income.

Table 10
HOUSING ASSISTANCE NEEDS OF VERY LOW AND LOW
INCOME RENTER HOUSEHOLDS

Household by Type, Income, & Housing Problem	Renters			
	Elderly	Small Families	Large Families	Total Renters
Very Low Income (0-50% MFI)	860	1,645	968	4,169
% with any housing problem	74%	85%	98%	83%
% with cost burden > 30%	73%	79%	80%	76%
% with cost burden > 50%	52%	56%	51%	53%
Low Income (51-80% MFI)	144	862	507	1,705
% with any housing problem	68%	79%	98%	83%
% with cost burden > 30%	68%	55%	45%	54%
% with cost burden > 50%	6%	6%	1%	5%
Total Very Low and Low Income Households	1,004	2,507	1,475	5,874
% with any housing problem	73%	83%	98%	83%
Total Households	1,154	4,138	2,024	8,866
% with any housing problem	67%	63%	92%	68%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 1993.

Note: Data presented in the table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers.

Table 11
HOUSING ASSISTANCE NEEDS OF VERY LOW AND LOW
INCOME OWNER HOUSEHOLDS AND TOTAL
HOUSEHOLDS

Household by Type, Income, & Housing Problem	Owners		Total Hhds
	Elderly	Total Owners	
Very Low Income (0-50% MFI)	1,144	2,141	6,310
% with any housing problem	41%	58%	75%
% with cost burden > 30%	41%	55%	69%
% with cost burden > 50%	23%	38%	48%
Low Income (51-80% MFI)	542	1,296	3,001
% with any housing problem	9%	37%	63%
% with cost burden > 30%	9%	30%	44%
% with cost burden > 50%	1%	16%	10%
Total Very Low and Low Income Households	1,686	3,437	9,311
% with any housing problem	5%	17%	66%
Total Households	3,279	10,798	19,664
% with any housing problem	19%	33%	48%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) Databook, 1993.

Note: Data presented in the table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% count due to the need to extrapolate sample data out to total households. Interpretations of this data should focus on the proportion of households in need of assistance rather than on precise numbers..

According to these criteria, 48 percent of the households in the City experienced some kind of housing problems. The housing assistance needs among renters (68 percent of 8,866 renter-households) were greater than among owners (33 percent of 10,798 owner-households). Among the different household types, large family tenants were most likely to experience housing problems (92 percent), and elderly owners reported the lowest incidence of housing problems (19 percent).

The types of problems faced by the households vary according to household incomes, types, and tenure. As shown in Tables 10 and 11, almost all elderly households with one or more housing problems indicated cost burden as a contributing factor. Similarly, housing cost burden was a contributing factor to housing problems faced by most owner-households, although the severity of the problem declined with increasing household income.

Housing Cost Burden

On the other hand, while a high proportion (68 percent) of renter-households experienced one or more housing problems, the problems were most severe for large families at the very low (50 percent MFI) Income level. For very low income large family renters, 98 percent experienced one or more housing problems but only 80 percent were related to housing cost burden.

Overcrowding

Table 12 documents overcrowding by housing tenure and income, and specifically for large family households. This table illustrates that in 1990, unit overcrowding in Monterey Park was more problematic among renter-households than among owner-households, regardless of income levels. Approximately 37 percent of the City's lower income renter-households resided in overcrowded conditions compared with 11 percent of the lower income owner- households. On a percentage basis, the incidence of overcrowding was substantially greater for lower income large family tenants, than for owner-households. These figures reflect the limited supply of large rental units in Monterey Park and the doubling up of households in single units to reduce housing costs.

Table 12
PERCENT OF OVERCROWDED HOUSEHOLDS BY INCOME:
1990

Income Groups	Renter Households		Owner Households	
	Total	Large Related	Total	Other Non-Elderly
Very Low Income (0-50% of MFI)	40.0%	83.8%	10.0%	21.3%
Low Income (51-80% of MFI)	48.2%	88.4%	14.7%	25.3%
Total	37.2%	80.6%	10.7%	15.4%

Source: HUD CHAS Data Book, Table 8.

The following discussion summarizes the housing assistance needs identified in Tables 10 and 11 by income group.

Very Low Income Households (0-50 Percent MFI)

Approximately 75 percent of very low income households (0 to 50 percent MFI) experienced one or more housing problems in 1990. Most of the housing problems experienced by very low income households were associated with severe housing cost burden. Almost 70 percent of very low income households spent more than 30 percent of their gross incomes on housing.

Low Income Households (51-80 Percent MFI)

Approximately 63 percent of low income households (51 to 80 percent MFI) experienced one or more housing problems in 1990 and 44 percent had a housing cost burden of more than 30 percent of their gross income. Ten percent of these households had a severe housing cost burden of more than 50 percent of their gross income.

Renter-households experienced more housing problems than owner-households (83 percent versus 37 percent). Among renter-households, large family and small family households experienced the most housing problems (98 percent and 79 percent, respectively).

Housing overpayment was problematic among elderly households, regardless of tenure. Housing problems experienced by large family and small family renters in this income group probably related more to overcrowding, which usually results from a limited supply of adequately sized housing units at affordable rents.

Disproportionate Needs

The prevalence of housing problems experienced by very low income households varied by household type and ethnicity. Table 13 shows the percent of very low minority households that experienced housing problems in 1990. As shown in this table, the prevalence of housing problems among Hispanic small family and large family renter households were similar to those experienced by the population as a whole. Housing problems experienced by Hispanic elderly and small family owner households were less problematic than those experienced by the total population. Virtually all Black Non-Hispanic small and large family households experienced housing problems in 1990, although this condition applies to a very small number of households, given the small Black population in Monterey Park.

Table 13
PERCENT OF MINORITY HOUSEHOLDS WITH VERY LOW (50 PERCENT MFI) INCOME HAVING HOUSING PROBLEMS - BY HOUSEHOLD TYPE

Household Type	All Households		Black Non-Hispanic		Hispanic	
	Owner	Renter	Owner	Renter	Owner	Renter
Elderly	40.7%	73.8%	0%	0%	38.3%	87.0%
Small Family	75.1%	85.0%	0%	100%	62.9%	88.3%
Large Family	86.8%	98.2%	0%	100%	100%	94.6%
Total	57.9%	83.8%	0%	69.0%	50.5%	88.4%

Source: CHAS Data Book, Table 7 (Part 2 and Part 4)

Note: Only 1 percent of the households in Monterey Park was headed by a Black person.

"Disproportionate need" is defined as any need that is higher than ten percentage points above the need demonstrated for the population as a whole. In Monterey Park in 1990, this condition existed for three populations:

- Hispanic Elderly Renter-Households (87 percent compared to 73.8 percent for all households)
- Hispanic Large Family Owner-Households (100 percent compared to 86.8 percent for all households)
- Black Non-Hispanic Small Family Renter-Households (100 percent compared to 85 percent for all households).

Projection of Future Housing Needs

Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by different income categories between January 1, 1998 and June 30, 2005, as well as the number of units that would have to be compensated for anticipated demolitions and changes to achieve an "ideal" vacancy rate. These calculations, known as the Regional Housing Needs Assessment (RHNA), are performed by the Southern California Association of Governments (SCAG).

The Draft RHNA for Monterey Park for the period from January 1, 1998 to June 30, 2005 is 313 additional dwelling units. This total growth need is allocated among defined income categories, as shown in Table 14. The City's plans to accommodate housing unit growth anticipated by the RHNA are discussed in the Housing Resources section of the Housing Element technical appendix.

Table 14
REGIONAL HOUSING NEEDS ASSESSMENT (RHNA) 1998-2005

Income Category	Housing Units	
	Number	Percent
Very Low Income (0-50% MFI)	94	30%
Low Income (51-80% MFI)	53	17%
Moderate (81-120% MFI)	59	19%
Upper (> 120% MFI)	107	34%
Total	313	100%

Annual Housing Need: 42 units per year.

Source: SCAG, 2000

Homeless Needs

Homelessness continues as a regional and national issue. Services and facilities available for the homeless are coordinated in Monterey Park and Los Angeles County as a continuum of care. The continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the person/family may be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living.

Nature and Extent of Homelessness

Factors contributing to the rise in homelessness include the general lack of housing affordable to lower income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, alcohol and substance abuses, and the de-institutionalization of the mentally ill.

The 1990 Census data for the homeless show no homeless persons visible on the street or in emergency shelters in the City. The Census count of homeless persons, however, may not be considered a complete or adequate indicator of homelessness in Monterey Park. The Los Angeles Homeless Services Authority (LAHSA) estimates that there were 11,235 homeless persons in the San Gabriel Valley Service Planning Area (SPA) in 1997.

Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

LAHSA reports indicate there are 754 shelter beds for the homeless population in the San Gabriel Valley SPA. Emergency shelters and transitional housing account for 23 percent and 74 percent of the total, respectively. Permanent housing accounts for three percent of the total resources available. In addition to providing shelter, most of these housing providers also offer services such as outreach, food, clothing, crisis counseling, case management, basic life skills, parenting and money management classes, education, child care, transportation, job training and placement, legal, medical and mental health services, assistance in obtaining public benefits, and assistance in obtaining permanent housing.

Table 15 lists homeless services and facilities that serve the Monterey Park area.

Unmet Needs

As part of the Continuum of Care Strategy, a Gap Analysis is prepared to update information on the unmet needs of the homeless. Specifically, transitional housing, permanent supportive housing, case management, housing placement, child care and life skills training are assigned as high level priorities for homeless individuals and families with children throughout Los Angeles County. Within the San Gabriel Valley SPA, LAHSA identifies persons with disabilities, persons with mental illness, persons with multiple diagnoses and victims of domestic violence as the highest needs groups among the homeless population.

Table 15
INVENTORY OF HOMELESS SERVICES AND FACILITIES -
SERVING THE MONTEREY PARK AREA

Organization	Beds and/or Services Provided
L.A. Mission 303 E. 5 th Street Los Angeles, CA 90013 (213)629-1227	Provides clothing distribution, serve meals, showers, shaves, transient housing, and rehabilitation program.
Community Rehabilitation Services 4716 Cesar Chavez Avenue Los Angeles, CA 90022 (323)266-0453	Provides housing for homeless disabled persons, independent living skills, peer counseling, transportation, advocacy and attendant referral.
ENKI/East L.A. Mental Health Services 1436 Goodrich Boulevard Commerce, CA 90022 (323)725-1337	Provides individual and family, medication, conjoint and group treatment services in the following specialized programs: day treatment for chronically mentally ill adults and elderly; outpatient continuing care; emergency intervention; case management; consultation, education and information services; homeless case management and independent living skills.
Proyecto Pastor / Dolores Mission Guadalupe Homeless Project 171 S. Gless Avenue Los Angeles, CA 90033 (323)881-0032	70-bed shelter for single men 18-60 yrs. Maximum stay is 3 months.
B.R.I.D.G.E.S. / Casitas Esperanza 11927 Elliott Avenue El Monte, CA 91732 (626)350-5622	Shelter for men and women, ages 18-59 yrs., who have been diagnosed with a mental disorder. 3 units at this property. Total beds: 42. Maximum stay is 18 months.
Catholic Charities / Community Services El Monte Community Center 3017 Tyler Avenue El Monte, CA 91731 (626)575-7652	Provides poverty services for low income families and individuals such as food and clothing, help with utility payments in February.
Our Savior Center 4368 Santa Anita Avenue El Monte, CA 91731 (626)579-1191	Provides emergency food for low income homeless clients and temporary emergency shelter. Also provides referrals and taxi vouchers.
Walton Mission Center 2650 S. Myrtle Avenue Monrovia, CA 91016 (626)446-9841	Feeds and clothes the homeless and hungry, counseling services, community services for the elderly, referrals for churches and shelters. Emergency food bags.

Source: Los Angeles County Social Service Resource Directory, 1999

Public and Assisted Housing Needs

The 2000-2005 Housing Element must also address the needs of households and families living in public and assisted housing. The following section provides an assessment of the current state of such housing in Monterey Park.

Public Housing

Monterey Park has no public housing projects.

Tenant-Based Rental Housing Assistance

The City offers a variety of rental assistance programs for lower income residents. Monterey Park contracts with the Los Angeles County Community Development Commission, Housing Authority to administer its rental assistance programs. Currently, 276 households receive tenant-based rental assistance through the Housing Authority, and another 656 households are on the waiting list for assistance.

Inventory of Assisted Housing Units

In addition to tenant-based assistance, a number of multi-family housing projects are assisted by various government assistance programs. Table 16 provides an inventory of such projects.

Table 16
ASSISTED HOUSING INVENTORY AND AT-RISK STATUS

Project	Total Units	Program	Length of Affordability Controls	Earliest Termination Date	# of Units At Risk
Golden Age Village 233 N. Orange Ave.	120	Section 202	40-Year Affordability Covenant	N/A	N/A
		Section 8	5 20-Year Contract	<u>11/30/2005</u>	120
Lions Manor 215 N. Chandler Ave.	125	Section 8	Long Term Contract	06/15/2018	125
TELACU Monterey Park 200 W. Newmark Ave.	67	Section 202	Capital Advance for Elderly Housing	N/A	N/A
Abajo del Sol 1600 W. Garvey Ave	61	HFDA	55-Year Covenant	2055	0

Source: HUD Section 8 Database at
www.hud.gov/fha/mfh/mfhsec8.html.

Assisted Housing Units at Risk of Converting to Market Rate

State housing element laws require cities to prepare an inventory including all assisted multi-family rental units that are eligible to convert to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions.

At-Risk Housing Conversion Potential

The housing developments listed in Table 16 are considered to be at risk primarily because of expiring Section 8 contracts.

Section 8 Contracts

A total of 245 units in Golden Age Village and Lions Manor maintain Section 8 contracts with HUD. The Section 8 contracts for 120 units at Golden Age Village were originated in 1980 and expired in November 2000. The property's Section 8 contract was renewed for another five years.

As part of Congress's 1997 Balanced Budget Agreement, full funding has been committed to provide for annual renewal of all expiring Section 8 contracts from fiscal years 1998 through 2002. Expiring contracts that are renewed are effective mostly for one year, requiring subsequent annual renewal thereafter. In the short run, the affordability of the Section 8 subsidized units at Golden Age Village will most likely be preserved. In the long run, the uncertainty of the project-based Section 8 program renders this project at risk of losing its subsidies according to discussions with HUD officials. However, given that Golden Age Village is a nonprofit-owned housing project for seniors, extension of Section 8 subsidies for this project will likely be given a priority by HUD.

Section 8 contracts for 125 units at Lions Manor are not due to expire until 2018. These units will remain affordable under the Section 8 contracts throughout the planning period of the Housing Element.

Preservation of At-Risk Housing Cost Analysis

Affordable housing units at Golden Age Village are owned and operated by a non-profit organization and are not eligible to convert to market rate housing.

Rent Subsidies

A total of 120 units at Golden Age Village currently maintain Section 8 contracts that are due to expire within the time frame of this plan. Should renewal of project-based Section 8 contracts become unavailable in the future, tenant-based rent subsidies such as Section 8 vouchers and certificates may be used to preserve the affordability of housing.

Under the HUD Section 8 program, assistance is only available to very low income households (up to 50 percent of County MFI). Thus, the discrepancy between the fair market rent for a unit and the housing cost affordable by a very low income household is used to estimate the amount of rent subsidy required for that unit. Table 17 estimates the rent subsidies required to preserve the affordability of the existing project-based Section 8 units to low income seniors. Based on the estimates and assumptions shown in this table, approximately \$207,360 in rent subsidies would be required annually. Should the project-based Section 8 program be discontinued by HUD, Section 8 vouchers and certificates administered by the Los Angeles County Housing Authority may be used to provide rent subsidies to the tenants.

Table 17
RENT SUBSIDIES REQUIRED

Section 8 Unit Types	Golden Age Village
1-bedroom	120
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$53,760
Total Monthly Rent Allowed by Fair Market Rents	\$71,040
Total Annual Subsidies Required	\$207,360
Average Annual Subsidy per Unit	\$1,728
Average Monthly Subsidy per Unit	\$144

Notes:

1. All 1-bedroom units are assumed to be occupied by 1-person households.
2. Based on 1999 Median Family Income in Los Angeles County, affordable monthly housing cost for a 1-person low income household is \$448.
3. 1999 Fair Market Rent in Los Angeles County is \$592 for a 1-bedroom unit.

Quantified Objectives

A total of 120 senior housing units in one project in Monterey Park is considered by HUD as potentially at risk of losing its rent subsidies due to the uncertainty of the project-based Section 8 program. The City will continue to monitor the Section 8 legislation to ensure that City staff is informed.

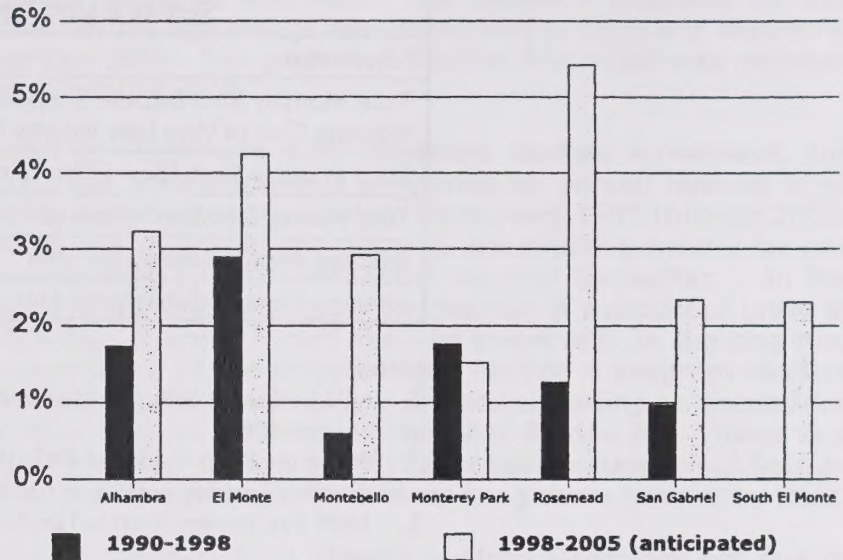
Market Conditions

Housing market conditions are described in the following section, including age, type, condition, costs and availability of the housing stock in Monterey Park. Implications of these housing characteristics with respect to housing programs are also examined.

Housing Growth

Based on SCAG's Regional Housing Needs Assessment (RHNA), Monterey Park is expected to grow by 1.5 percent between 1998 and 2005, a level of growth well below that of surrounding communities and the County as a whole. (See Figure 4) Monterey Park is the only community in the area to have experienced a larger growth between 1990-1998 than that projected to occur between 1998-2005. These statistics indicate that Monterey Park is a largely built-out community with very little vacant land.

Figure 4
HOUSING GROWTH 1990-1998 AND 1998-2005
CITY OF MONTEREY PARK AND SURROUNDING AREAS



Sources: Department of Finance, Demographic Research Unit; SCAG Regional Housing Needs Assessment

Housing Characteristics

Housing Type

Given the limited housing growth in the City during the past eight years, the composition of the housing stock remains unchanged (see Table 18). Single-family housing is the predominant housing type (65 percent), while multi-family housing accounts for 34 percent; mobile homes account for less than 1 percent of the total housing stock.

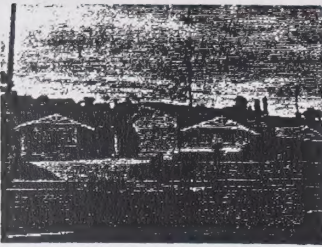
Table 18
HOUSING CHARACTERISTICS 1990-1999

Housing Type	1990		1999	
	No. of Units	% of Total	No. of Units	% of Total
Single-Family				
Detached	11,398	56.2%	11,541	55.9%
Attached	1,977	9.7%	1,977	9.6%
Total	13,375	65.9%	13,518	65.4%
Multi-Family				
2-4 Units	2,111	10.4%	2,123	10.3%
5+ Units	4,753	23.4%	4,958	24.0%
Total	6,864	33.8%	7,081	34.3%
Mobile Homes	59	0.3%	59	0.3%
Total Housing Units	20,298	100.0%	20,658	100.0%
Total Occupied Units	19,505	96.1%	19,850	96.1%
Vacancy Rate		3.9%		3.9%

Sources: 1990 Census; Department of Finance, Demographic Research Unit

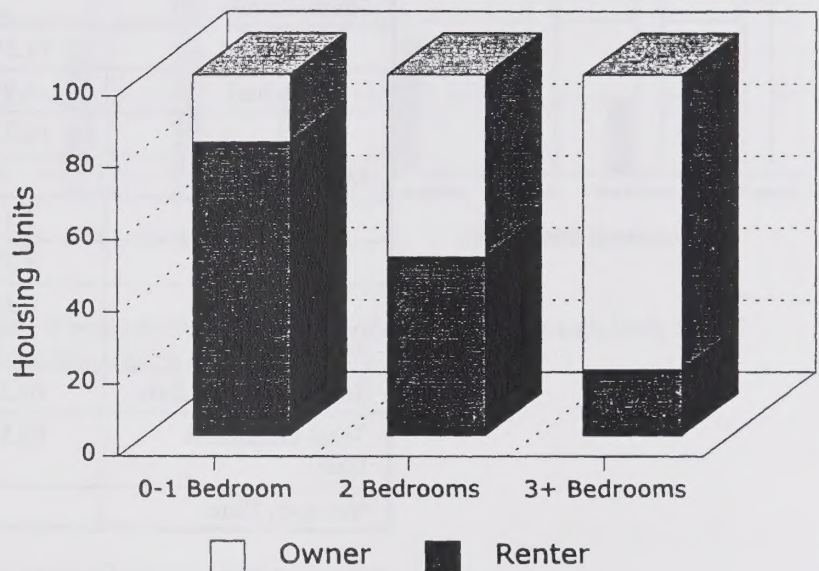
Tenure

The owner versus renter distribution of a community's housing stock influences several aspects of the local housing market. Residential stability is influenced by tenure, with ownership housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.



Monterey Park is a predominantly owner-occupied community, with 55 percent of the housing units in the City occupied by owners. The City's 1990 housing inventory consisted of 5,374 units with zero or one bedroom, 5,828 units with two bedrooms, and 8,303 units with three or more bedrooms. However, large-size units (with three or more bedrooms) were more prevalent among ownership housing than among rental housing. Large size units constituted approximately 63 percent of the ownership units, compared to only 17 percent of all rental units. Figure 5 illustrates the City's 1990 housing inventory by size and tenure.

Figure 5
TENURE BY NUMBER OF ROOMS: 1990



Source: 1990 Census.

Ownership Housing Costs

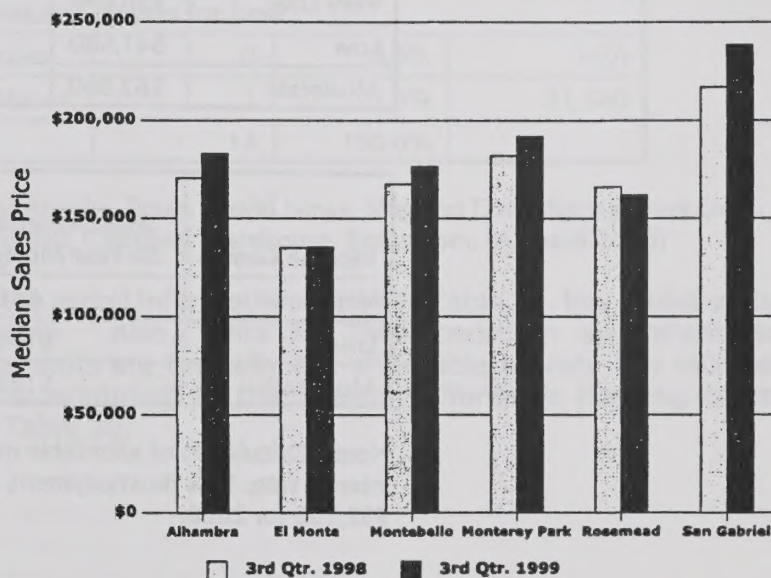
A wide price range of single-family homes and condominium units is available in Monterey Park (see Table 19). Median sales prices in 1999 for single-family homes ranged from \$132,000 for a one-bedroom home to over \$650,000 for multi-bedroom homes in the new Monterey Hills subdivision. Condominium units exhibit a narrower price range, from \$130,000 to \$222,000. The majority of large-size units (those with three or more bedrooms) available for sale are single-family homes that are priced substantially higher than condominium or townhouse units of comparable size. Current median home prices increased slightly between the third quarter of 1998 and the third quarter of 1999, and are comparable to those in surrounding cities (see Figure 6 on the following page).

Table 19
HOUSING SALES PRICES: 1999

Bed-rooms	Units Sold	Median	Average	Price Range
Single-Family Homes				
1	10	\$132,000	\$123,556	\$60,000 to \$164,500
2	99	\$174,000	\$182,070	\$75,000 to \$338,000
3	225	\$205,000	\$207,674	\$65,000 to \$405,000
4	53	\$265,000	\$256,548	\$100,000 to \$390,000
5	20	\$305,000	\$325,575	\$171,000 to \$650,000
6	2	\$370,000	\$370,000	\$325,000 to \$415,000
Multi-Family Homes				
1	3	\$130,000	\$108,000	\$62,000 to \$132,000
2	30	\$120,000	\$124,800	\$89,000 to \$192,000
3	99	\$152,000	\$160,591	\$90,000 to \$255,000
4	15	\$185,000	\$211,400	\$158,000 to \$325,000
5	4	\$222,000	\$234,750	\$175,000 to \$320,000

Source: Dataquick Real Estate Services, 1999.

Figure 6
MEDIAN HOUSING SALES PRICE: 1999



Source: California Association of Realtors, 2000.

Affordability

Housing affordability is dependent upon income and housing costs. Using updated income guidelines, current housing affordability in terms of home ownership can be estimated for the various income groups. According to the HUD income guidelines for 2000, the Median Family Income (MFI) in Los Angeles County is \$52,100. A very low income household (0-50 percent MFI) earns up to \$26,050, and a low income household (51-80 percent MFI) earns up to \$41,680.

Assuming that the potential homebuyer within each income group has sufficient credit, downpayment (10 percent), and maintains affordable housing expenses (i.e. spends no greater than 30 percent of their income on the mortgage, taxes and insurance), maximum affordable home prices can be determined. Table 20 demonstrates the purchasing power of the income groups defined above. Given the median home prices shown in Table 19, home ownership is mostly beyond the reach of most very low income households, and low income households may be able to afford small condominium units or single-family homes.

Table 20**AFFORDABLE HOUSING COSTS BY INCOME CATEGORY**

Income Group	Median Income	Monthly Affordable Housing Cost	Property Taxes, Insurance	Affordable Mortgage Payment
Very Low	\$26,050	\$651	\$150	\$501
Low	\$41,680	\$1,042	\$200	\$842
Moderate	\$62,500	\$1,563	\$200	\$1,363

Income Group	Max. Affordable 30-Year Mortgage	Max. Affordable Home Price
Very Low	\$68,312	\$75,902
Low	\$114,751	\$127,501
Moderate	\$185,754	\$206,394

Note: Calculation of affordable mortgage and home price based on an 8% interest rate, 10% downpayment, and Area Median Family Income of \$52,100 for 2000.

Rental Housing Costs



As previously stated, about 66 percent of the housing stock is comprised of single-family homes. However, only 56 percent of the households own their homes. Thus, a large number of single-family homes in Monterey Park is used as rentals.

Approximately 45 percent of the housing units in the City are occupied by renters. Continued provision of a sufficient range of housing opportunities throughout the City makes it important to also evaluate the affordability of rental housing stock.

Current rental rate information for apartments, condominiums and houses was obtained from various Internet web sites, as well as through Chinese language press. Very few apartments in Monterey Park are currently advertised. Representative rental rate statistics are presented in Table 21.

Table 21
CURRENT RENTAL RATES IN MONTEREY PARK

Rental Type	Number of Units	% of Total	Average Rent
Apartments			
Studio	2	14.3%	\$488
One-Bedroom	4	28.6%	\$660
Two-Bedroom	3	21.4%	\$680
Three-Bedroom	2	14.3%	\$848
Townhouses and Houses for Rent			
Two-Bedroom	0	0.0%	N/A
Three-Bedroom	3	21.4%	\$1,560
Total	14	100.0%	

Sources: Los Angeles Times, World News, Sing Tao Daily, SpringStreet.com, Westside Rentals, Classified Warehouse, Excite.com. (All April 2000)

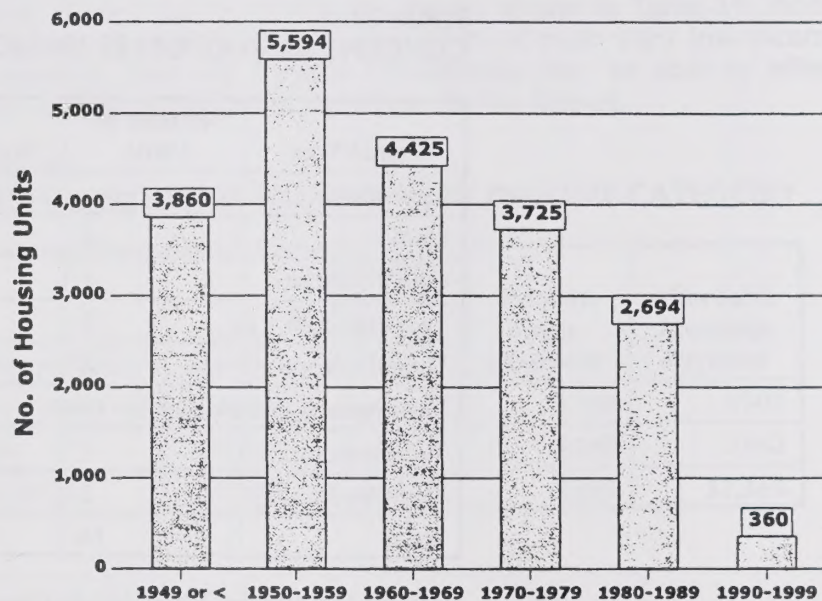
Based on the rental information shown in Table 21, few rental units are available. Also, rents for three-bedroom apartment or townhouse units are typically not affordable to very low income households, according to the monthly affordable housing costs shown in Table 20.

Housing Condition

Age of Housing Stock

The age of housing is commonly used as a measure of when housing may begin to require repair. Figure 7 shows the age distribution of the housing stock in Monterey Park. In general, housing units over 30 years old are likely to have rehabilitation needs, including new roofing, foundation work, and new plumbing. As shown in Figure 7, a majority (67 percent) of the housing stock is 30 years or older (built before 1970), reflecting the tremendous growth in the 1950s and indicating that some homes are likely to be in need of rehabilitation. A steady decrease in housing production since the 1950s is also reflected in Figure 7; only about 2 percent of Monterey Park's housing stock is 9 years old or less (constructed since 1990).

Figure 7
AGE DISTRIBUTION OF THE HOUSING STOCK - 1999



Sources: 1990 Census; State Department of Finance, 1999.

An important indicator of the existing condition of the housing supply is the number of structurally substandard units or units needing rehabilitation or replacement. According to the Code Enforcement Manager, most of the current issues are related to property maintenance, including debris, deteriorating rental homes/apartments, deteriorated fencing and roofs, damaged exterior building material, and inoperable vehicles. The majority of the City's code enforcement violations have occurred in the low and moderate income areas, with concentrations in the northeast area and south of Garvey Avenue between Atlantic Boulevard and New Avenue.

The City's current code enforcement inspection program is both reactive and proactive. The City issues first and final notices of violation, followed by an office conference with the violator. When necessary, the Code Enforcement Manager refers serious violators to the City Prosecutor for legal action.

Fair Housing Needs

The City completed a HUD-required Analysis of Impacts (AI) to Fair Housing in May 1996. The findings and recommendations of the AI, and specific actions to be undertaken by the City and the San Gabriel Valley Fair Housing Council, are listed below.

- Findings**
- Reported housing discrimination in Monterey Park is minimal.
 - Discrimination is a concern to minority and ethnic population groups.
 - The Fair Housing Program, implemented by the City and Fair Housing Council of San Gabriel Valley, includes various types of outreach activities.
 - Monterey Park has many diverse housing programs to address the needs of various socioeconomic levels and special needs groups.
 - General Plan policies and zoning standards do not inhibit or restrict fair housing opportunities.
 - The cultural and ethnic diversity of the community's population requires a variety of fair housing outreach actions by the City and Fair Housing Council.
 - Housing marketing efforts should make the City's low income minority population fully aware of affordable housing to be developed in the community.

HOUSING CONSTRAINTS



Constraints to the provision of adequate and affordable housing are posed by market, governmental, and infrastructure and environmental factors. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

Land and Construction Material Costs

A significant cost factor associated with building a new house is the cost of building materials, which can comprise up to 50 percent of the sales price of a home. Construction costs for wood frame, single-family construction of average to good quality range from \$50 to \$70 per square foot while custom homes and units with extra amenities run somewhat higher. Costs for wood frame, multi-family construction average about \$50 per square foot, exclusive of parking. The City's ability to mitigate high construction costs is limited without direct subsidies.

The limited amount of vacant, developable land greatly restricts the opportunities for construction of affordable housing and drives up the cost of available vacant land. Speculation by foreign investors continues to drive up the prices of available parcels significantly higher than those of neighboring jurisdictions. These external influences greatly restrict the ability to construct large numbers of affordable housing units without providing excessive governmental subsidies to compensate for the high land basis. Smaller "infill" projects of one to four units, however, may be feasible should the City wish to facilitate new housing construction.

Table 22 presents a summary of land costs associated with properties sold in 1999. Residential land for single-family detached homes in Monterey Park averages approximately \$12.30 per square foot of lot. Higher density zoning does reduce the cost of land on a per-unit basis, but land zoned for higher densities commands a higher market price. As shown in the table, multi-family developments sold in Monterey Park in 1999 included an average land cost of about \$10.65 per square foot of lot. Density bonuses may be used by the City as a mechanism to reduce land costs in exchange for guaranteed affordable housing.

Table 22.
LAND COSTS ASSOCIATED WITH RESIDENTIAL PROPERTIES:
1999

	Single-Family Detached Residences	Multi-Family Developments
Number Sold In 1999	410	80
Average	\$12.30 / sf	\$10.65 / sf
Median	\$11.64 / sf	\$10.42 / sf
Range	\$0.37/sf to \$45.47/sf	\$1.03/sf to \$27.63/sf

Source: DataQuick Real Estate Services, 2000.

Note: Land costs are based on assessed value of land reported by DataQuick for properties sold in 1999. These land values are assessed prior to sale, and the assessed values are not necessarily an accurate portrayal of the role of land costs in determining the ultimate sales price of the property.

Availability of Mortgage and Rehabilitation Financing

The availability of financing affects a person's ability to purchase or improve a home. Interest rates are determined by national policies and economic conditions, and there is little that local government may do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchasing opportunities to a broader economic segment of the population. In addition, government-insured loan programs are an option available to some households to reduce mortgage requirements.

Under the federal Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. These data were compiled by 1990 census tract and aggregated to the area that generally approximates the City boundary. As shown in Table 23, a total of 633 households applied for conventional mortgage loans to purchase homes in Monterey Park in 1998. More than two-thirds of the applications were originated (approved by lenders and accepted by applicants) and 11 percent were denied, with the remaining 17 percent of the applications withdrawn, closed for incompleteness, or not accepted by the applicants (see Table 23). As expected, the denial rate was lowest for the moderate and upper income groups.

Government-backed lending represents a significant, although underutilized, alternative financing option for Monterey Park residents. Only 53 households applied for government-backed lending in 1998. Surprisingly, very few lower income households took advantage of government-backed lending such as Fannie Mae and Freddie Mac, and the denial rate for low income applicant households was higher than that for moderate and upper-income applicants. Usually, low income households have a much better chance of getting a government-assisted loan than a conventional loan.

Table 24 shows the disposition of conventional and government-assisted home improvement loans. Compared to mortgage loans, home improvement loans were much more difficult to secure, as is typical in most jurisdictions. The overall origination rates for conventional and government-assisted home improvement loans were lower than those observed for home purchases: 61 percent and 23 percent, respectively. The relatively high denial rates for all income groups support the importance of City-sponsored rehabilitation assistance for these households. Increasing the availability of financing resources for households to improve or rehabilitate their homes is important to improving the overall quality of housing in Monterey Park.

In 1998, the top mortgage lenders in Monterey Park were: Republic Consumer Lending Group (241 applications), Republic National Bank (213 applications), Countrywide Home Loans (210 applications), Washington Mutual Bank (174 applications), Bank of America (151 applications), and Bank of America, FSB (109 applications).

Table 23
DISPOSITION OF HOME PURCHASE LOAN APPLICATIONS

Applicant Income	Conventional Loans				Government-Assisted Loans			
	Total	% Originated	% Denied	% Other ¹	Total	% Originated	% Denied	% Other ¹
Very Low (<50% MFI)	14	71.4%	14.3%	14.3%	1	0.0%	0.0%	100.0%
Low (51-80% MFI)	67	77.6%	10.4%	12.0%	7	28.6%	42.8%	28.6%
Moderate (81-120% MFI)	194	73.7%	10.3%	16.0%	19	63.2%	21.1%	15.7%
Upper (> 120% MFI)	333	71.5%	9.0%	19.5%	24	66.7%	20.8%	12.5%
Not Available	25	40.0%	44.0%	16.0%	2	50.0%	50.0%	0.0%
Total	633	71.6%	11.1%	17.4%	53	58.5%	24.5%	17.0%

Source: Home Mortgage Disclosure Act (HMDA) data, 1998

Table 24
DISPOSITION OF HOME IMPROVEMENT LOAN APPLICATIONS

Applicant Income	Conventional Loans				Government-Assisted Loans			
	Total	% Originated	% Denied	% Other ¹	Total	% Originated	% Denied	% Other ¹
Very Low (<50% MFI)	18	50.0%	27.8%	22.2%	6	50.0%	33.3%	16.7%
Low (51-80% MFI)	25	72.0%	8.0%	20.0%	4	25.0%	50.0%	25.0%
Moderate (81-120% MFI)	26	57.7%	34.6%	92.3%	2	50.0%	0.0%	50.0%
Upper (> 120% MFI)	79	51.9%	29.1%	19.0%	10	0.0%	40.0%	30.0%
Not Available	20	95.0%	0.0%	5.0%	1	0.0%	0.0%	100.0%
Total	168	60.7%	23.2%	16.1%	23	21.7%	34.8%	43.5%

Source: Home Mortgage Disclosure Act (HMDA) data, 1998

¹ Other includes applications approved but not accepted, files closed for incompleteness, and applications withdrawn.

Governmental Constraints

Actions taken by the City government can impact the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

Land Use Controls

Development and growth in Monterey Park are issues of critical importance to City government and residents. Land use controls set forth by the General Plan and local voter-approved initiatives could have direct effects on the availability and affordability of housing in the City. Controls currently in place in Monterey Park are described below.

General Plan Land Use Element

The City is currently in the process of updating its General Plan. The Land Use Element of the General Plan will set forth the City's policies for guiding local development and growth. These policies, together with existing zoning regulations, will establish the amount and distribution of land uses within the City.

The Land Use Element continues to provide residential development opportunities consistent with those allowed under the City's existing R-1, R-2, and R-3 zones. It also introduces two new mixed use development categories that promote consolidation of existing lots and development of mixed commercial, office, and residential uses. Interest among developers to complete such projects within Monterey Park is high.

The Land Use Element designates a total of 95 acres of land as Mixed Use I (MU-I) and 59 acres of land as Mixed Use II (MU-II). These designations allow residential uses to be integrated with commercial uses. Uses may be mixed vertically, with residential dwellings above street level office and retail businesses, or side by side, with residences and commercial development mixed along a city block.

For MU-I, no stand-alone residential development is permitted. Residential use must be combined with commercial development and the permitted residential development intensity is 30 units per acre. For MU-II, stand-alone residential development is permitted at up to 12 units per acre. When combined with commercial development, the permitted residential density is 30 units per acre.

Based on existing land uses, character of surrounding neighborhoods, and the City's vision for these areas, the City estimates that 15 percent of the MU-I areas and 25 percent of the MU-II areas may be developed with residential uses. MU-I uses are concentrated in the blocks immediately surrounding the intersection of Garvey Avenue and Garfield Avenue, and along Atlantic Boulevard north of Garvey Avenue. MU-II uses are located on both sides of Garvey Avenue east of Lincoln Avenue, and along Pomona Boulevard both east and west of Garvey Avenue.

Within the five-year time frame of the Housing Element, residential development most likely will occur on vacant properties. Table 28 provides an estimate of the City's residential development potential on vacant sites, including those with MU-I and MU-II designations.

Voter-Approved Initiatives

Monterey Park residents have approved several initiatives in past years that have a direct effect on residential land uses within the City. Each of the following initiatives is codified in the Zoning Ordinance.

Voter Approval of Changes (Measure L). Any change or amendment to the General Plan Land Use Element, Zoning Map or Zoning Ordinance that effectively changes the permitted uses of land defined therein must be approved by a simple majority of voters in a regular or special municipal election. This includes changes that would increase permitted densities, change land use or zoning designations, or change the definitions of zoning or land use categories.

Exceptions to the voter approval rule are given to:

- Variances;
- Conditional Use Permits;
- Changes in uses and requirements within zones that do not *increase* residential densities -- (note that decreases would be permitted without voter approval);
- Changes in uses and requirements that do not change lot size or building height requirements in commercial or manufacturing zones;
- Rehabilitation and remodeling of existing units;
- Changes in zoning which do not exceed one acre of land; and
- Dwelling units of any very low or low income and senior citizen projects funded or subsidized pursuant to the provisions of federal, state, or local laws or programs.

Measure L also does not conflict with the State density bonus law. Residential projects with an affordable housing component (with or without public funding) meeting the State density bonus requirements will still be eligible for density increases above the maximum density permitted in compliance with state law.

Although very low and low income and senior housing units are formally exempted from the voter approval requirement, the regulation still establishes considerable barriers to non-subsidized development of housing within the City. Typically, the time to take a General Plan amendment or zone change through the voter approval process is about a couple of years with no certainty of the outcome. The developer must also bear the costs of soliciting public support for the amendment. A recent attempt to rezone areas surrounding the City Central Business District to allow for more intensive commercial uses combined with multi-family residential development was not approved by Monterey Park voters.

The existing Monterey Park General Plan and Zoning Ordinance are almost 20 years old. Due to the economic and demographic changes that had occurred in the past 10 to 15 years, the existing General Plan policies and corresponding zoning provisions are not able to respond to the needs of the current market. One of the goals of embarking on the General Plan update is to adjust the City's land use policy to respond to the current market, anticipate future needs, and direct development that assists in achieving a vibrant and balanced community. By updating the General Plan in a comprehensive manner, the need to amend the General Plan in the future, thereby triggering Measure L, will be substantially reduced.

As part of the General Plan update, the City introduced two mixed use designations. Extensive efforts were undertaken to educate the community regarding the merits of and need for mixed use development in Monterey Park. In November 2001, the voters of Monterey Park passed the ballot measure to approve the proposed Land Use Element, including the mixed use designations. In addition, the City will establish an ongoing educational outreach program by 2002, using the City website, newsletters, and/or brochures to inform the public regarding the impacts of Measure L on land use planning.

Measure S (1990). This voter-approved initiative established a residential development limitation system. The measure took effect on January 1, 1991 and expired December 31, 2000. This point system, based on a build-out of vacant and under-utilized R-2 and R-3 lots, was established to allocate Development Allotments. Annual allotment amounts under Measure S are listed in Table 25.

Table 25 shows that the number of allotments used has consistently been less than the number allowed under Measure S. The Development Allotment system is designed to address the potential negative effects of uneven and sudden development on the City's infrastructure. At the same time, the increasing annual percentage recognizes a decreasing balance of units available under the build-out scenario, and, in the event of underutilization of the development allotments, provides a carry-over amount to subsequent years. The intent of the measure is to preserve some development potential for future decades so as to minimize uniform aging of the housing stock that may lead to substandard housing conditions.

Measure S applied to all residential development except single-family homes on R-1 lots and senior and low and moderate income housing subsidized with public funds. As such, these projects did not compete with other residential development proposals for the allotments.

During the ten years while Measure S was in effect, a total of 600 allotments were provided based on the City's residential build-out potential in the R-2 and R-3 zones and 353 allotments (59 percent) were used. In comparison, 181 senior units were developed during the same period, half the amount of family housing development. As shown in Table 25, the City provided additional allotments every year to ensure that adequate allotments were available.

Measure S expired on December 31, 2000. No initiative to replace or extend the Measure is being considered by Monterey Park voters.

**TABLE 25
DEVELOPMENT ALLOTMENTS ALLOWED UNDER
MEASURE S: 1991-2000**

Year	% of Buildout Scenario Available for Current Year	Allotments				
		Unused from Prior Year	New	Total	Used	% Used
1 (1991)	7.0%	—	84	84	29	35%
2 (1992)	7.5%	55	88	143	17	12%
3 (1993)	8.0%	126	37	163	29	18%
4 (1994)	9.0%	134	29	163	8	5%
5 (1995)	9.5%	155	44	199	12	6%
6 (1996)	11.0%	187	28	215	92	43%
7 (1997)	12.0%	123	28	151	9	6%
8 (1998)	13.5%	142	107	249	105	42%
9 (1999)	15.5%	144	27	171	48	28%
10 (2000)	18.75%	123	128	251	4	2%
Cumulative Total:			600		353	59%

Sources: City of Monterey Park Zoning Ordinance, 2000; City of Monterey Park Community Development Department, 2000.

Residential Development Standards

Within the guidance provided by the Land Use Element and voter-approved initiatives, the City maintains three residential zoning districts that are intended to provide for a range of housing types and prices. Development standards applicable to each zone are summarized in Table 26.

The Monterey Park Zoning Ordinance permits 50 percent lot coverage in the R-1 zone and does not specify a lot coverage limit for multi-family zones. The minimum lot area per dwelling unit is established to facilitate residential development at densities specified while recognizing the constraints of narrow lots.

One standard that may affect the number of units that can be constructed on a given lot is the maximum height limit. Buildings taller than two habitable stories (30 feet) are not permitted outright or by way of a conditional use permit within any of the City's residential zones, unless the building is located in a Senior Citizen Housing overlay zone. The City does not offer a height bonus for affordable units, which may serve as a constraint to the development of affordable housing. However, if mixed use designations are implemented, the maximum height limit in the MU-I areas is between 56 and 75 feet, depending on the location.

The parking requirements for residential development presented in the Monterey Park Zoning Ordinance include parking for both tenants and guests. These parking standards are comparable to those found in other Southern California cities. The City requires that 65 percent of the parking be enclosed or covered, allowing a portion of the parking be open parking. Many communities require garage parking for multi-family housing.

The setback requirements for residential development are comparable to those in most surrounding communities.

The City's overriding constraint with regard to residential development is the lack of vacant land. With the introduction of two mixed use designations, the City will provide expanded opportunities for different types of housing. The planned zoning code revisions subsequent to the General Plan update include review and analysis of specific standards for affordable housing and mixed-use housing development.

Table 26
RESIDENTIAL DEVELOPMENT STANDARDS

Standards		R-1	R-2	R-3
Primary Housing Type		Single-family dwellings and mobile homes on permanent foundations	Medium-density multiple-family dwelling units and condominiums	High-density multiple-family dwelling units and condominiums
Density (Units/Acre)		0-7	9-12	12-20
Minimum Lot Area		6,000 sf	6,000 sf	7,200 sf
Lot Area Per Unit		1 unit per lot	1 unit per 3,630 sf on lots $\geq$ 15,000 sf with $\geq$ 100' front	1 unit per 2,200 sf on lots $>$ 50,000 sf with $\geq$ 200' front
			1 unit per 4,356 sf on lots $\geq$ 9,000 sf with $\geq$ 50' front	1 unit per 2,400 sf on lots $\geq$ 25,000 sf with $\geq$ 150' front
			1 unit per 5,000 sf on all other lots with $<$ 50' front	1 unit per 3,000 sf on lots $\geq$ 7,000 sf with $\geq$ 50' front
				1 unit per 3,630 sf on all other lots with $<$ 50' front
Minimum Setbacks	Front	25'	25'	25'
	Side	Interior lot - 5' Corner lot - 5' abutting another lot and 10' on street side	Interior lot - 5' Corner lot - 5' abutting another lot and 15' on street side	Interior lot - 5' Corner lot - 5' abutting another lot and 15' on street side
	Rear	25% of lot depth or 25' whichever is less	25'	25'
Maximum Building Coverage		50%	Not specified	Not specified
Maximum Building Height		2 stories or 30'	2 habitable stories or 30'	2 habitable stories or 30'
Parking Requirements		2 garage spaces (3 spaces if $>$ 3,000 sf)	1 Bdrm/800 sf or less = 2 spaces	1 Bdrm/800 sf or less = 2 spaces
			2 Bdrms/1,000 sf or less = 2.5 spaces	2 Bdrms/1,000 sf or less = 2.5 spaces
			3 Bdrms/1,500 sf or less = 3.5 spaces	3 Bdrms/1,500 sf or less = 3.5 spaces
			4 Bdrms/2,000 sf or less = 4 spaces	4 Bdrms/2,000 sf or less = 4 spaces
			Each Additional Bdrm = 1 additional space	Each Additional Bdrm = 1 additional space

Source: City of Monterey Park Zoning Ordinance, 2000

Notes: The Design Review Board will review multiple-family residential projects for architectural considerations. Dens, studios, or similar habitable rooms may be counted as a bedroom for purposes of determining required parking. Guest parking is already factored into the overall parking requirement. Only 65% of all required parking must be enclosed or covered.

Design Review

Most residential development proposals requiring a site plan (typically multi-family development in the R-2 and R-3 zones) are subject to design review. However, in cases of two- and three-unit detached housing projects, staff by policy, administratively review the projects without going through design review. The sole purpose of the review is to permit the City to determine whether a proposed development will comply with the provisions of all applicable laws.

Typically, a developer is required to submit preliminary site plans, elevations, and sections to the City for a concept site plan review. The review of concept plans by a planner allows the City to discuss the issues of concern with the developer. Following the concept review, the developer will submit formal development plans for review by the Design Review Board to determine if the plan complies with the provisions of all applicable laws. The decision of the Board is final unless appealed to the City Council. A typical apartment development may be issued permits within eight weeks, even with design review.

Senior Citizen Housing Overlay Zone

In addition to standard residential zones, the City of Monterey Park maintains a senior citizen housing (S-C-H) overlay zone to provide for the unique needs of special housing for senior citizens in a manner compatible with existing and future surrounding developments.

The S-C-H overlay zone is restricted to areas already designated R-2 or R-3. Within the S-C-H zone, all developments must satisfy the regulations of the underlying zones, and conform to one of the following categories:

- Government-sponsored housing: Buildings or structures used for multiple-family dwelling units designed specifically for, and occupied exclusively by, elderly families, for which either a rent subsidy or similar benefit for tenant or developer is paid pursuant to a state or federal program; or
- Private, nonprofit-sponsored housing: Buildings or structures used for multiple-family dwelling units designed specifically for, and occupied exclusively by, no more than 2 adults, one of whom must be at least 62 years old.

Development standards within the S-C-H overlay are generally consistent with those in the R-3 zone, with the following exceptions:

- Height limits increase to 40 feet or 3 stories; and
- Minimum lot area is set at 850 square feet per dwelling unit.

Development and Planning Fees

The City collects various fees from developers to cover the costs of processing permits and providing necessary services and infrastructure. Table 27 provides a listing of fees the City charges for residential development. In addition, other fees may be assessed, depending upon the circumstances of the development. The City does not waive or reimburse development fees for affordable projects. Residential development projects may also be subject to various impact fees.

State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Furthermore, State law also requires that impact fees must have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact. Like all cities, Monterey Park is required to abide by State law with respect to fees and exactions.

Building Codes and Enforcement

In addition to the previously mentioned land use controls, Monterey Park has adopted the Uniform Building Code (UBC). This code is considered to be the minimum necessary to protect the public health, safety and welfare. While the City may impose more stringent standards, it cannot adopt any which are below those of the UBC. No standard has been adopted above the minimum standard of the UBC.

Local Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals is often cited as a prime contributor to the high cost of housing. Additional time may be necessary for environmental review, depending on the location and nature of a project. When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. Where possible, the procedure is expedited for affordable housing projects. Figure 8 illustrates the City's development approval process.

The average processing times for single-family and multi-family projects vary depending upon the size of the development and if a subdivision map is involved. For example, small homes constructed on existing lots of record could be issued permits within four weeks, and apartment complexes within eight weeks. If subdivision processing is involved however, processing time could be extended an additional four to six months.

To assist the developers in navigating through the permitting procedures, the City has streamlined the process through consolidation of appropriate personnel. However, the City is not at the point where one-stop processing is fully implemented.

Table 27
COMMUNITY DEVELOPMENT DEPARTMENT FEE SCHEDULE

Action/Activity	Fee	Action/Activity	Fee
Planning and Zoning		Design Review Board	
Appeals	\$400	Single Family Dwellings - Additions more than 400 sf or on second floor; and overall more than 3,000 sf	\$100
Code Amendment	\$800	Single Family Dwellings - New and more than 3,000 sf	\$150
Conditional Use Permit - Single-family	\$320	Remodel - With no increase in floor area	\$500
Conditional Use Permit - All others	\$850	New Construction - 10,000 sf or less	\$700
Development Agreement	\$625	New Construction - More than 10,000 sf	\$800
Engineering Traffic Services (hourly rate plus 20 percent admin fee)	\$360 deposit	Appeal of Board decision to City Council	\$400
Extensions of Time	\$200	Land Division	
General Plan Amendment	\$800	Tentative Subdivision Map - including parcel map	\$850+\$50 per lot
General Plan Revision Surcharge	0.2% of valuation	Certificate of Compliance	\$150
Hillside Plan (H-D Zone)	\$500	Lot Line Adjustment	\$400
Home Occupation	\$50	Environmental	
Landscaping Plan Check (includes 20 percent administrative fee)	\$600 deposit	Environmental Review	\$250
Minor Departure	\$160	Environmental Impact Report - In-house	\$1,250
Modification to Specific Plan	\$800	Environmental Impact Report - Consultant	Fee + 15 percent
Precise Plan (P-D Zone)	\$500	Development Impact Fee	
Radius Map and Mailing (Noticing)	\$250	Recreation and Park Development - New Residential Construction	\$700/unit
Site Plan Review	\$300	Recreation and Park Development - Any Residential Addition	\$150 flat fee
Tenant Mix/Leasing Review	\$125	Public Safety Impact Fee	\$1.50/sf of dwelling area
Variance: Single-family	\$300	Sewer Deficiency Fee (applicable to projects in deficiency areas, primarily in northeast quadrant of City)	\$1.05/gpd above 600 gpd/5,000 sf of lot area
Variance: All other uses	\$750		
Zone Change	\$800		

Source: Monterey Park Community Development Department, 2000.

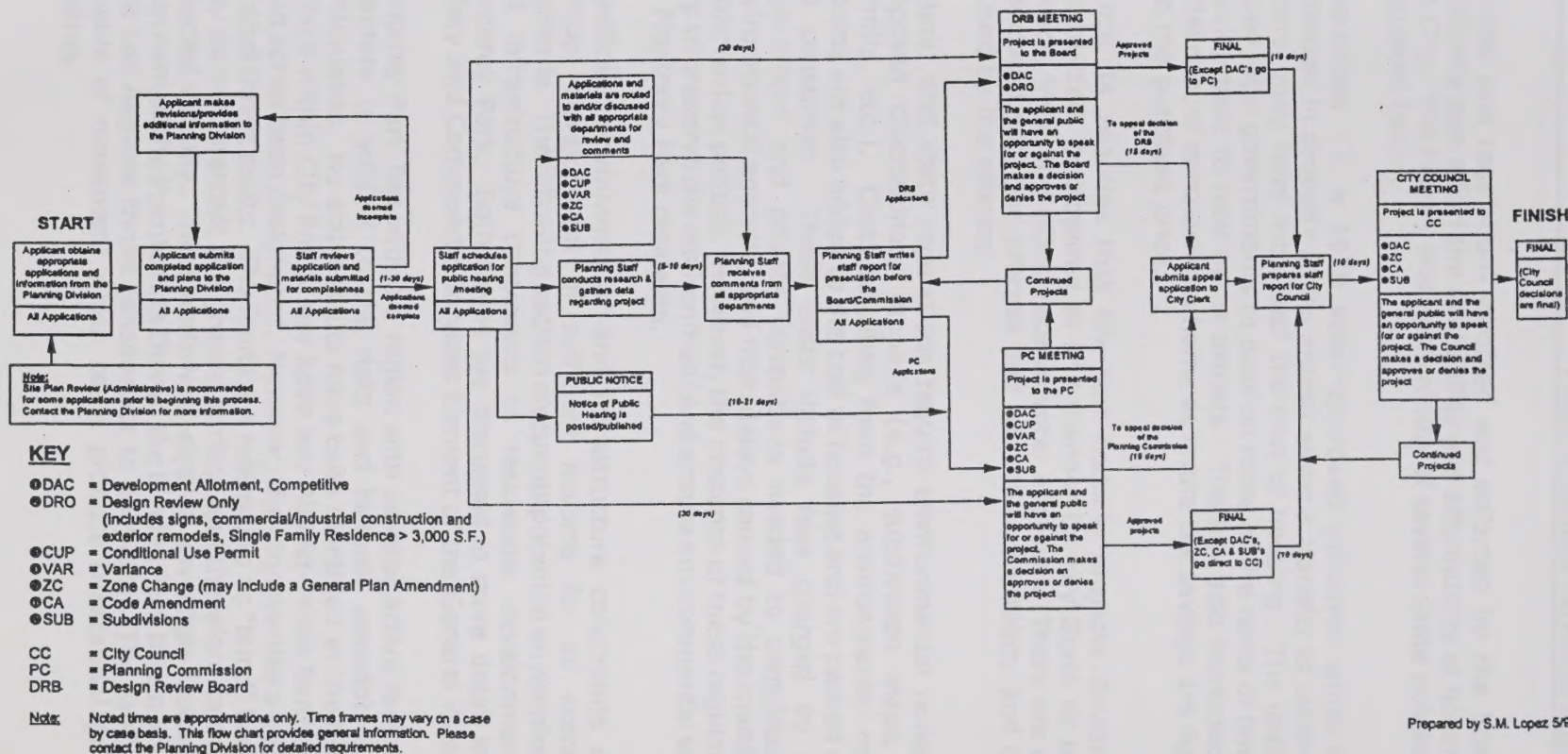
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Figure 8
MONTEREY PARK DEVELOPMENT APPROVAL PROCESS

City of Monterey Park Planning Division

PLANNING ACTION APPLICATION PROCESS FLOW CHART

Discretionary Review and Public Meetings



Source: City
1999.

Monterey

of Monterey Park,

Photo/Camera PS32000

Prepared by S.M. Lopez 5/99

1. The first step in the process is to identify the problem. This involves gathering information about the situation and determining what needs to be solved.



The following is a list of the major components of the system, arranged in a hierarchical manner.

The first step in the process is to identify the problem.

State Tax Policies and Regulations

Policies and regulations adopted and enforced by the State of California also affect the availability and affordability of housing in the City. The history and applicability of several State policies are discussed below.

Proposition 13

Proposition 13, a 1978 voter-approved initiative which limits increases in property taxes except when a transfer of ownership occurs, may have increased the cost of housing. The initiative forced local governments to pass on more of the costs of housing development to new home owners. The law also increased the initial cost of purchasing a home as future tax savings are figured into the purchase price.

Article 34 of the California Constitution

Article 34 requires that low-rent housing projects developed, constructed, or acquired in any manner by any State or public agency, including cities, receive voter approval. There are costs associated with the process and with the uncertainty and delay caused by the process.

State and Federal Environmental Regulations

Federal and state regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include fees charged by local government and private consultants needed to complete the environmental analysis, and from delays caused by the mandated public review periods. However, the presence of these regulations help to preserve the environment and ensure environmental safety for Monterey Park residents.

Environmental and Infrastructure Constraints

Significant environmental and infrastructure constraints often hamper development of sufficient housing for all economic segments. The following section discusses potential environmental and infrastructure constraints to residential development in Monterey Park. Both issues are discussed in more detail in the Safety and Community Services Element of the General Plan.

Environmental Constraints

Monterey Park lies within a region with several active faults and therefore is subject to the risks and hazards associated with earthquakes. No active faults have been identified at the ground surface within City limits, nor have any Alquist-Priolo Earthquake Fault zones been designated. However, the City overlies a number of blind thrust faults. The faults are referred to as "blind" because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults have been named the Puente Hills thrust, the Elysian Park thrust and the East Los Angeles thrust (shallowest to deepest). The faults are capable of movement which could produce substantial ground shaking.

Historically, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hillslopes along Abajo Drive failed as a result of the 1987 Whittier Narrows Earthquake, and have continued to present concerns and threats to private properties and public streets. Steep slopes within the City present major impediments to the development of housing on many of the City's vacant lots. The vacant sites analysis conducted as a part of the Housing Element recognizes the role of topography by discounting the acreage available for development. (See Figure 9)

No part of the City of Monterey Park lies within a 100-year flood zone, as identified by the Federal Emergency Management Agency (FEMA).

The dust, noise, odors and congestion generated by circulation routes and industrial operations within and adjacent to the City may produce health hazards. Residential land uses should be protected from these irritants. In addition, residential uses should be shielded from trucks, and should not be sited directly below major electric transmission lines.

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewerage facilities, streets, and sidewalks. Provision and maintenance of these facilities in a community not only enhances the character of the neighborhoods, but also serves as an incentive for property owners to routinely maintain the condition of their property. The infrastructure in Monterey Park is generally sufficient and adequate to accommodate the level of residential development that now occurs throughout the City. However, development in certain areas within the northeast quadrant of the City may be subject to a sewer deficiency fee. The fee is based on sewage generation above 600 gallons per day (gpd) for each 5,000 square feet of lot area.

There are no plans to substantially modify or otherwise alter the existing infrastructure. However, the City actively maintains public improvements in association with new residential and non-residential development, such as reconstruction of older streets, gutters, curbs, and sidewalks in association with the construction of new private streets and improvements.

HOUSING RESOURCES

The resources available for development, rehabilitation, and preservation of housing in Monterey Park are addressed here. This section begins with an overview of the availability of land resources or residential sites for future housing development and an evaluation of the City's ability to satisfy its future housing needs. The financial resources available to support affordable housing and energy conservation opportunities are also discussed.

Land Resources

A required component of the Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of those sites to fulfill the City's share of regional housing needs as determined by SCAG. Table 28 shows residential development potential by General Plan land use category. Figure 9 identifies the locations of vacant sites that are currently available for residential development.

Table 28
RESIDENTIAL DEVELOPMENT POTENTIAL OF VACANT SITES

Residential Land Use Category	Affordability Level	Maximum Density	Vacant Land	Net Dwelling Units *
Low Density Residential (LDR)	Upper	5 du/ac	28.0 ac	102
Medium Density Residential (MDR)	Moderate	12 du/ac	1.3 ac	13
High Density Residential (HDR)	Lower	20 du/ac	8.5 ac	100
Mixed Use I (MU-I)	Very Low	30 du/ac	7.1 ac	31
Mixed Use II (MU-II)	Very Low	30 du/ac	2.8 ac	21
Total			47.8 ac	267

Source: CBA, 2000

Note: Net Dwelling Units do not reflect straight application of maximum density to vacant land. The number of dwelling units has been reduced in many cases due to topographic constraints and outstanding permits. Specifically, the site for the recently completed 61-unit Abajo del Sol and the site for the approved 114-unit Monterey Park Senior Village have not been included in this inventory. Within MU-I and MU-II districts, net dwelling units are based on consolidated adjacent vacant lots whenever possible and only 15% of the MU-I vacant sites and 25% of the MU-II vacant sites are assumed to be developed with residential uses.

Potential for additional residential development is scattered throughout the City, but is highest within areas designated as High Density Residential in the General Plan. Although the largest vacant lots within this category are topographically constrained, there is potential for 100 additional units. Many of these would be located either along the south side of Garvey Avenue, west of Monterey Pass Road, or within the area east of Alhambra Avenue between Newmark Avenue and Graves Avenue. An additional 102 units of Low Density Residential housing may be accommodated, 41 of which are within the Monterey Views subdivision above Atlantic Boulevard. Overall, 48 acres are vacant and designated for residential uses in the General Plan. Based on these designations, there is potential for approximately 255 new housing units within the incorporated limits of the City. The City's Sphere of Influence is essentially fully built-out, and therefore not considered within this analysis.

Comparison of Sites with RHNA

According to SCAG, Monterey Park's share of the region's housing need from 1998 through 2005 is 313 units. Of this total, 94 should be available to very low income households, 53 should be available to other low income households, 59 should be available to moderate income households, and 107 units for upper income households.

In determining Monterey Park's actual housing unit allocation for the Housing Element, HCD allows cities to secure credits against their RHNA planning goals. One way is to subtract the number of housing units constructed and issued certificates of occupancy between January 1, 1998 and June 30, 2000.

City housing unit reports to DOF indicate that 38 single-family homes have been permitted and constructed in Monterey Park since January 1, 1998. Since these homes are sold at "market-rate" prices, they can be subtracted from the upper income requirement.

In addition, the City is nearing completion of the 61-unit Abajo del Sol senior citizens project for lower income households, and is about to begin work on the 114-unit Monterey Park Senior Village project funded by City of Industry Redevelopment Set-Aside funds. The Abajo del Sol units are counted toward the very low income requirement. Monterey Park Senior Village units are applied toward the very low income requirement, and the vacant site where the project will be located has been subtracted from vacant lands within HDR districts. The City has also constructed 41 low-income units and 1 moderate income unit throughout the City since January 1, 1998.

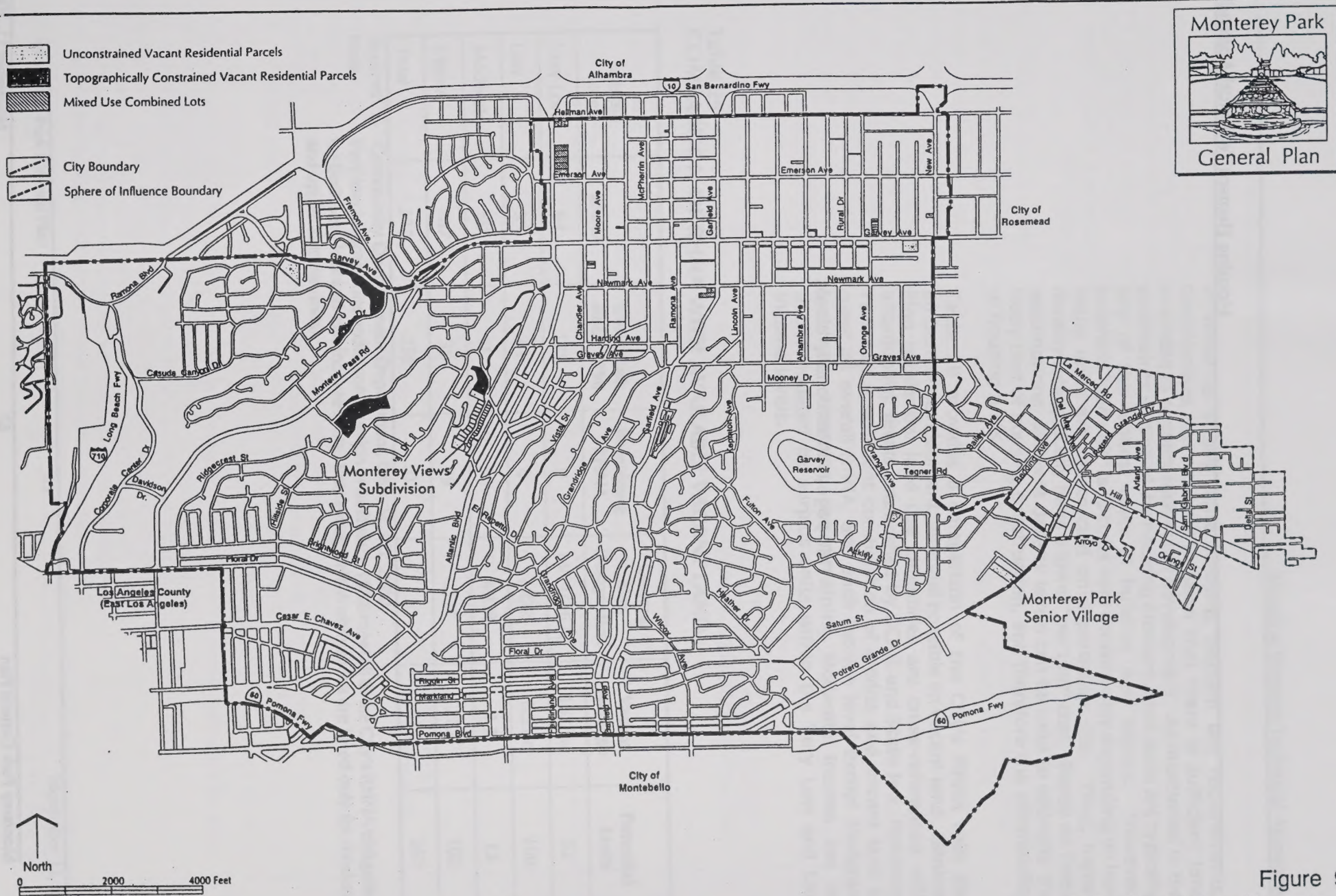


Figure 9
2000 Vacant Land Inventory

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In order to satisfy State Housing Element law requirements, communities are required to show that there is sufficient land available to support residential development. As mentioned in the constraints section of the Housing Element, land costs are typically one of the highest costs in building new homes. However, potential "per-unit" land costs vary considerably depending on how many units are constructed on a particular site. Thus, higher density lots typically have a lower "per unit" cost. Based on these assumptions, different density levels can be used to estimate the likely cost of housing construction, and therefore the affordability of housing units.

Table 29 provides a comparison of the City's RHNA with the amount of development potential possible on vacant land. General Plan residential land use categories are cross-referenced with affordability levels established by SCAG and State law. Monterey Park has a sufficient combination of credits and vacant land to meet its overall RHNA, and each income level except Moderate income. However, the remaining Moderate income can be accommodated by surplus units within the Very Low and Low income levels.

Table 29
COMPARISON OF RHNA WITH AVAILABLE VACANT LAND

Income Level	RHNA	Units Built since 1998	Remaining RHNA	General Plan Designation	Vacant Acreage	Potential Units
Very Low	94	175	0	MU-I/MU-II	10.0 ac	52
Low	53	41	0	HDR	8.5 ac	100
Moderate	59	1	58	MDR	1.3	13
Upper	107	38	49	LDR	28.0	102
Total	313	255	107		47.8	267

Sources: Community Development Department, CBA, SCAG, 2000.

Note: Very low income units under construction or built since 1998 meet all of the City's RHNA obligations for both very low and low income units. Remaining RHNA obligations are listed only for moderate and upper income units.

Financial Resources

The City has access to a variety of funding sources for affordable housing development and preservation of affordable units at-risk of converting to market rate housing. Funding is obtained from federal, state, local, and private sources. The key housing financial resources currently utilized are summarized below. Table 30 identifies additional potential financial resources.

Community Development Block Grant (CDBG)

The CDBG program provides funds for a range of community development activities. Flexible program funds can be used for a range of activities including, but not limited to, acquisition and/or disposal of real estate, public facilities and improvements, relocation assistance, rehabilitation and construction (under certain

limitations) of housing, home-ownership assistance, and also clearance activities. The primary objective of the CDBG program is to improve housing and community conditions for very low and low income households. Monterey Park receives approximately \$1.5 million annually for housing and community development activities from the CDBG program.

HOME Investment Partnership (HOME)

The federal HOME program affords state and local government the flexibility to fund a wide range of lower income housing activities through housing partnerships among states, localities, private industry, and nonprofit organizations. The HOME program provides federal funds for the development and rehabilitation of affordable rental and homeownership housing, replacing a series of programs previously funded by HUD.

Funds are allocated by HUD to qualifying "Participating Jurisdictions" based on a variety of demographic and housing factors. With the exception of a waiver granted for disaster-related funding, HOME funds are subject to a 25 percent match on non-federal funds or in-kind contributions. The approximate annual HOME allocation for Monterey Park is \$466,000.

Redevelopment Housing Set-Aside

State law requires development agencies to set-aside 20 percent of all tax increment revenue from redevelopment projects for affordable housing. Set-aside funds must be used for activities that increase, improve, or preserve the supply of affordable housing. Housing developed under this program must remain affordable to the targeted income group for at least 15 years for rentals and 10 years for owned housing. Monterey Park's set-aside contribution is projected to be about \$4.5 million between 2000 and 2005.

City of Industry Fund

The Los Angeles County Board of Supervisors awards redevelopment set-aside funds collected by the City of Industry to jurisdictions within a 15-mile radius of Industry for the completion of affordable housing projects on a bi-annual basis. A Monterey Park developer received \$982,000 from this fund for the Monterey Park Senior Village project on Potrero Grande Avenue in 2000. The City anticipates continued applications for financial assistance from the Industry Fund in future years.

Section 8 Rental Assistance

The federal Section 8 program provides rental assistance to very low income persons in need of affordable housing. The Section 8 program offers two types of subsidies: certificates and vouchers. A certificate pays the difference between the fair market rent and what a tenant can afford to pay (e.g. 30 percent of their income). A voucher allows a tenant to choose housing that may cost above the fair market rent figure, with the tenant paying the extra cost. Monterey Park receives rental assistance for 276 households. Like many jurisdictions, the demand for rental assistance is high. An additional 656 households are on the waiting list for Section 8 assistance and the average waiting time is several years.

Table 30
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING

Project Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) <i>FY 2000/01 funding \$1,469,000</i>	Grants awarded to the City on a formula basis for housing and community development activities.	• Acquisition • Rehabilitation • Homebuyer assistance • Economic development • Homeless assistance • Public services
HOME Investment Partnership (HOME) <i>FY 2000/01 funding \$466,000</i>	Flexible grant program awarded to the City as part of a county consortium on a formula basis for housing activities.	• New construction • Acquisition • Rehabilitation • Homebuyer assistance • Rental assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low-income tenants. Administered by the County.	• Rental assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	• Acquisition • Rehabilitation • New construction • Rental assistance • Support services
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	• Acquisition • Rehabilitation • New construction • Rental assistance

Table 30
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING
(continued)

Project Name	Description	Eligible Activities
Section 203(k)	Most mortgage financing plans provide only permanent financing. When rehabilitation is involved, a lender typically requires the improvements to be finished before a long-term mortgage is made. This program provides a single long-term, low-interest loan at fixed rate to finance both the acquisition and rehabilitation of the property.	• Acquisition - dwellings and land • Rehabilitation • Relocation of unit to another site on new foundation on the mortgage property • Refinance existing indebtedness
State Programs		
Proposition 1A	Includes provisions to establish a Downpayment Assistance Program and a Rent Assistance Program using school fees collected from affordable housing projects. Potential buyers or tenants of affordable housing projects are eligible to receive assistance in the form of downpayment assistance or rent subsidies from the State at amounts equivalent to the school fees paid by the affordable housing developer for that project in question.	• Downpayment assistance • Rental assistance
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time home buyers for the purchase of new or existing single family housing. Local agencies make certificates available.	• Home Buyer Assistance
Southern California Housing Finance Agency (SCHFA) Home Mortgage Purchase Program	SCHFA sells tax exempt bonds for below market rate loans to first time homebuyers. Program operates through participating lenders who originate loans for SCHFA purchase.	• Home Buyer Assistance
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	• New Construction • Rehabilitation • Acquisition
Low-income Housing Tax Credit	Tax credits available to individuals and corporations that invest in low-income rental housing. Tax credits sold to people with high tax liability, and proceeds are used to create housing	• New Construction • Rehabilitation • Acquisition of properties from 20 to 150 units
Mobile Home Park Conversion Program (M Prop)	Funds awarded to mobilehome park tenant organizations to convert mobilehome parks to resident ownership.	• Rehabilitation • Acquisition

Table 30
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING
(continued)

Project Name	Description	Eligible Activities
Emergency Shelter Grant Program	Grants awarded to non-profit organizations for shelter support services.	• Support services
California Housing Rehabilitation Program - Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	• Rehabilitation • Acquisition • New Construction
Local Programs		
Monterey Park Redevelopment Agency <i>Approximately \$4.5 million available between 2000-2005</i>	20 percent of Agency tax increment funds are set-aside for affordable housing activities governed by state law.	• New Construction • Rehabilitation • Acquisition
City of Industry Fund <i>\$982,000 awarded in April 2000 (to developer)</i>	20 percent of City of Industry tax increment funds are set-aside for affordable housing activities in cities within a 15-mile radius of Industry. Funds are awarded twice annually by the County Board of Supervisors on a competitive basis.	• New Construction • Rehabilitation • Acquisition
Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: • Fixed rate mortgages issued by private mortgage insurers • Mortgages which fund the purchase and rehabilitation of a home • Low down-payment mortgages for single-family homes in underserved low-income and minority communities.	• Homebuyer assistance • Homebuyer assistance • Rehabilitation • Homebuyer assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	• New construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	• New Construction • Rehabilitation • Acquisition

Table 30
PUBLIC AND PRIVATE RESOURCES AVAILABLE FOR HOUSING
 (continued)

Project Name	Description	Eligible Activities
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for-profit developers and public agencies for affordable low-income ownership and rental projects	• New Construction
Low-Income Housing Fund (LIHF)	Non-profit lender offering below market interest, short term loans for affordable housing in both urban and rural areas. Eligible applicants include non-profits and government agencies.	• Redevelopment costs • Site acquisition • Construction • Rehabilitation
Private Lenders	The Community Reinvestment Act (CRA) requires certain regulated financial institutions to achieve goals for lending in low and moderate-income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.	• Varies, depending on individual program offered by bank

Energy Conservation Opportunities

Residential energy costs can impact the affordability of housing in that increasing utility costs decrease the amount of income available for rents or mortgage payments. Monterey Park has many opportunities to directly affect energy use within its jurisdiction. Title 24 of the California Administrative Code sets forth mandatory energy standards for new housing development, and requires adoption of an "energy budget".

Some of the alternative ways to meet the State energy standards include:

Alternative 1: The passive solar approach, which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.

Alternative 2: Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.

Alternative 3: Also is without passive solar design, but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations. Some additional opportunities for energy conservation include various passive design techniques. Among the range of techniques that could be used to reduce energy consumption are the following:

- Locating the structure on the northern portion or the sunniest portion of the site;
- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions;
- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face; and
- Making the main entrance a small enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce wind velocity against the entrance.

HOUSING ACCOMPLISHMENTS

State Housing Element law requires communities to assess their achievements under adopted housing programs as part of the five-year update of an existing housing element. These results should be quantified where possible (e.g. rehabilitation results), but may be qualitative where necessary (e.g. mitigation of governmental constraints). Past accomplishments are compared with what was projected or planned as part of the earlier Housing Element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The 1989 Housing Element (as amended in 1992) contains a series of *Implementation Objectives* and *Action Programs*. Table 31 summarizes progress to date in implementation of these program actions, and the continued appropriateness of identified programs. The results of this analysis form the basis for developing the comprehensive housing program strategy presented in the General Plan Housing Element.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS

Objective or Program	Accomplishments	Current Status
Implementation Objectives		
Maintain or improve 19,936 existing housing units by 1994.	The 1999 housing unit count in Monterey Park was 20,658, indicating that the City was successful in maintaining existing housing units and accommodating additional growth. Additionally, the City has assisted 487 households through its Critical Maintenance and Rental Rehabilitation programs since 1989.	Restated as Housing Element Program 13 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth.
Develop a sufficient quantity of diverse housing units to meet new construction needs of the City's 1994 projected population.	A net increase of 310 housing units has occurred in Monterey Park since 1989. 120 are single-family units, 190 are multi-family units. ¹ (See Table 32)	Continued as Housing Element Program 13 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth.
Ensure a wide range of housing types and prices, providing an adequate supply of affordable housing for all income groups (especially for those of low and moderate income).	The City has been successful in using subsidies and financial/regulatory incentives to provide adequate housing for very low and low income households.	Continued as Housing Element Program 11 – Financial Incentives.
Expand housing opportunities especially for low and moderate income households (with special attention to the needs of families, female-headed households, the elderly, handicapped and minorities).	The City has assisted very low and low income households to obtain housing through the First-Time Homebuyer Program (36 households since 1989) and Section 8 Rental Assistance administered by the County. Furthermore, the City has provided density bonuses allowing 181 senior units to be constructed.	Addressed by Housing Element Programs: 4 – First Time Homebuyer Program; 6 – Mortgage Credit Certificate Program; 7 – Section 8 Rental Assistance; 8 – Density Bonuses; and 9 – Second Units.
1. This count of developed housing units is based on incomplete data for the period 1989-2000. (Approximately five years of new construction and demolition data is unavailable.) Department of Finance estimates indicate that the City has experienced a net gain of 422 units between January 1, 1990 and January 1, 2000.		

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
 (continued)

Objective or Program	Accomplishments	Current Status
Ensure that 900 Future Housing Need units are provided within the period of July 1, 1989 to July 1, 1994 (this includes 483 household growth, 173 existing vacancy, 14 additional vacancy and 239 demolition adjustment).	327 housing units were constructed in Monterey Park between July 1, 1989 and January 1, 1998. The City anticipates fulfilling its current RHNA obligations through units occupied since January 1, 1998, units under construction but not currently occupied, and construction of new units on vacant sites within the context of a new land use element. (See Table 32)	Revised to 313 units for the period January 1, 1998 to January 1, 2005. Addressed by Housing Element Programs 12 – Land Use Element and 13 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth
Reduce the isolation of income and ethnic groupings through the promotion of citizen interaction and expanded employment opportunities.	Monterey Park has published a community newsletter for more than 10 years, and has recently begun promoting its housing programs on the City web site. Recent citizen involvement campaigns, such as the Harmony Month Town Hall Meeting, have drawn high rates of participation. Unemployment in Monterey Park has decreased from 7.0 percent in 1994 to 4.3 percent in 1999.	Addressed through the public participation process of the General Plan Update. Additional City actions to enhance community interaction, community development and employment opportunity are detailed in the 2000-2005 Consolidated Plan.
Rehabilitate 1,275 housing units which are presently in substandard condition (HAP 1988-1991).	The City has assisted 487 households through its Critical Maintenance and Rental Rehabilitation programs since 1989.	This objective is addressed for 40 owner-occupied households in Housing Element Program 1 – Single-Family Residential Rehabilitation Programs, and for 54 renter-occupied units in Housing Element Program 2 – Rental Rehabilitation Program.
Assist 240 substandard owner- and renter-occupied housing units by 1991 (HAP 1988-1991).	The City has assisted 487 households through its Critical Maintenance and Rental Rehabilitation programs since 1989.	This objective is addressed for 40 owner-occupied households in Housing Element Program 1 – Single-Family Residential Rehabilitation Programs, and for 54 renter-occupied units in Housing Element Program 2 – Rental Rehabilitation Program.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
 (continued)

Objective or Program	Accomplishments	Current Status
Action Programs		
1. The City of Monterey Park will continue to monitor private investment and fair lending practices in mortgage deficient areas and bank public funds with financial institutions which affirmatively support these neighborhoods for the year 1989-1994.	The City completed a HUD-required Analysis of Impediments (AI) to Fair Housing Choice in 1996. The AI determined that instances of housing discrimination in Monterey Park are minimal, although there is a continued need for education and outreach.	Addressed by Housing Element Program 17 – Fair Housing and Tenant/Landlord Counseling.
2. The Code Enforcement Division, working with a variety of City Departments, will enforce the City's building and safety, health, fire, housing, and zoning codes on a complaint basis community-wide and utilizing CDBG funds through systematic and concentrated inspection within deteriorating areas. For the year 1989-1994.	The City provides ongoing code enforcement services through the Code Enforcement Division of the Community Development Department.	Continued as Housing Element Program 4 – Code Enforcement.
3. The Department of Planning and Urban Design will continue their ongoing program to survey and notify property owners of buildings which are seismically potentially hazardous.	The Department continues to provide information to property owners of buildings that may be seismically hazardous.	Addressed by the General Plan Safety Element
4. The City will support additional State and/or Federal legislation to provide additional financial assistance for concentrated local code enforcement for the year 1989-1994.	The City provides ongoing code enforcement services through the Code Enforcement Division of the Community Development Department.	Continued as Housing Element Program 4 – Code Enforcement
5. The Department of Planning and Urban Design, and Economic Development Services Division will continue their on-going program of encouraging and assisting private developers in site selection and utilization of existing federal and state programs to construct or rehabilitate units for low and moderate income housing. The Economic Development Division will also require developers to address housing relocation and replacement issues.	The City has supported completion of affordable housing projects by private for-profit and non-profit developers, as evidenced by the recent TELACU Monterey Park and Abajo Del Sol senior housing projects. The Economic Development Department continues to provide assistance to households displaced by new housing development.	Addressed by Housing Element Programs: 11 – Financial Incentives, 12 – Land Use Element, and 13 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
(continued)

Objective or Program	Accomplishments	Current Status
6. The Department of Planning and Urban Design, and Economic Development Services Division will consider incentives for the private development of low and moderate income and senior housing that could feasibly be used in Monterey Park.	Incentives such as the Senior Citizen Housing overlay zone, density bonuses, and second units have been employed by the City to create many affordable housing units, most of which are dedicated to seniors.	Addressed by Housing Element Programs: 8 – Density Bonuses, 9 – Second Units, and 11 – Financial Incentives.
7. The Economic Development Services Division, utilizing CDBG funds, will continue to administer and provide low-interest rehabilitation loans so that 14 property owners participate per program year.	The Department has assisted 487 property owners through the Critical Maintenance Grant/Loan Program since 1989. The program has been expanded by the addition of Redevelopment Set-Aside funds.	Continued as Housing Element Program 1 – Single-Family Residential Rehabilitation Programs.
8. The Economic Development Services Division, utilizing CDBG funds will continue to administer and provide rebates or grants to property owners for eligible home improvements within deteriorating areas and City-wide for those of low and moderate income achieving participation of property owners.	The Department has assisted 487 property owners through the Critical Maintenance Grant/Loan Program since 1989. The program has been expanded by the addition of Redevelopment Set-Aside funds.	Continued as Housing Element Program 1 – Single-Family Residential Rehabilitation Programs.
9. The Economic Development Services Division will continue to utilize its rental limitation agreements for rental property recipients of CDBG funded low-interest loans or rebates.	This program has been discontinued. Rent levels in Monterey Park are low. Eliminating rental limitation agreements may encourage property owners to rehabilitate existing properties, thereby improving the quality of the housing stock.	Addressed by Housing Element Program 3 – Conservation of At-Risk Housing.
10. The City will continue their on going program to contract with the Los Angeles County Housing Authority to administer the City's existing Section 8 program.	The Los Angeles County Community Development Commission – Housing Authority continues to administer the Section 8 tenant-based assistance program in Monterey Park. Currently, there are 276 households receiving Section 8 assistance, with another 656 households on the waiting list.	Continued as Housing Element Program 7 – Section 8 Rental Assistance.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
(continued)

Objective or Program	Accomplishments	Current Status
11. The City, utilizing CDBG funds, will continue their on going program to remove architectural barriers to the handicapped at or adjacent to community facilities and pursue other sources of funding.	In compliance with the Americans with Disabilities Act (ADA), the City has developed a list of public facilities requiring access improvements. Improvements are scheduled as part of the City's 5-year Capital Improvement Plans, which are updated annually.	ADA improvements are funded using the City's CDBG allocation, and are addressed in the 2000-2005 Consolidated Plan.
12. In support of the City's housing rehabilitation and code enforcement efforts within deteriorating areas and for persons of lower-income, a citizen outreach program administered by the City's Department of Planning and Urban Design and Economic Development Services Division will continue their ongoing program using available media, including the City newsletter and cable television.	Monterey Park has published a community newsletter for more than 10 years, and has recently begun promoting its housing programs on the City web site. Recent citizen involvement campaigns, such as the Harmony Month Town Hall Meeting, have drawn high rates of participation.	Housing programs are continuously promoted through the City's newsletter and web site.
13. The Code Enforcement Division has implemented a volunteer graffiti removal program for the fiscal year 1989-90. The program will assist residents in removing graffiti in their neighborhoods. CDBG funds will underwrite the cost of paint, removal of debris, and other activities.	Since 1989, approximately \$200,000 per year of CDBG revenues were spent to underwrite the volunteer graffiti removal program. The program has been transferred from a volunteer base, and is now operated through an independent contractor.	Addressed by Housing Element Program 4 – Code Enforcement.
14. To advance equal housing opportunities for all persons and to ensure compliance with all fair housing laws and regulations, the City will continue their on going program to receive, process, record and investigate complaints of discrimination within the City, provide referral information to minority home seekers and promote affirmative action among local real estate boards and brokers, property owners and managers and banking and lending institutions and cooperate with local fair housing groups.	The City completed a HUD-required Analysis of Impediments (AI) to Fair Housing Choice in 1996. The AI determined that instances of housing discrimination in Monterey Park are minimal, although there is a continued need for education and outreach.	Addressed by Housing Element Program 17 – Fair Housing and Tenant/Landlord Counseling.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
 (continued)

Objective or Program	Accomplishments	Current Status
15. The Department of Planning & Urban Design will continue to administer the City's on going program which requires all dwellings (includes single and multiple units), as a condition of sale, to comply with the City's housing and building codes.	The City has continued to require that all dwellings comply with City housing and building codes as a condition of sale.	Addressed by Housing Element Programs 4 – Code Enforcement and 12 – Land Use Element.
16. The Department of Planning & Urban Design, Engineering Division, and Economic Development Services Division will continue to provide accurate and prompt information to contractors, architects, and property owners regarding building, zoning, energy and safety requirements.	The City has continued to provide such information to these parties through informational brochures, public meetings and the internet. The current municipal code is posted in its entirety on the City's web site.	Addressed by Housing Element Program 1 – Single-Family Residential Rehabilitation Programs and other city-administered programs beyond the scope of the Housing Element.
17. The City will investigate the feasibility of the City issuing tax exempt revenue bonds for low interest rehabilitation loans and low interest residential mortgage loans.	Tax-exempt revenue bonds have been used successfully to fund housing developments sponsored by the Community Redevelopment Agency. These have primarily been senior housing projects, such as Abajo del Sol.	Continued as Housing Element Program 11 – Financial Incentives.
18. The City will actively participate in the County's Multi-Family Mortgage Revenue Bond Program to develop apartments for low and moderate income renters.	Use of the County's Multi-Family Mortgage Revenue Bond Program has not been as popular as first anticipated.	Not continued as a formal program, although individual developers are still encouraged to participate in the County's program.
19. The City will expedite new developments as infill in the older, northern section of the City most in need of both new construction and rehabilitation for the years 1989-1994.	The area north of Garvey Avenue has been experiencing an increase in infill units since 1989. This area is mostly designated Medium Density Residential (MDR) or High Density Residential (HDR) within the Land Use Element. Implementation of mixed-use districts surrounding the intersection of Garvey Ave. and Garfield Ave. and along North Atlantic Ave. will also increase the potential for infill housing.	Addressed by Housing Element Program 12 – Land Use Element.

Table 31
HOUSING ELEMENT ACCOMPLISHMENTS
(continued)

Objective or Program	Accomplishments	Current Status
20. The City of Monterey Park Community Redevelopment Agency follows the Redevelopment Law regarding provision for tax increment housing set aside. City Council may take action to waive all or part of the 20 percent set aside as stipulated in the Redevelopment Law if a finding is made that other methods are available to provide low and moderate income housing, e.g., CDBG.	The Community Redevelopment Agency has continued to set-aside 20 percent of all tax-increment revenue for affordable housing. These funds have been successfully leveraged to finance rehabilitation loans and grants, to finance the City's First-Time Homebuyer Program, and to develop senior housing projects such as the 61-unit Abajo del Sol and 114-unit Monterey Park Senior Village projects.	Continued as Housing Element Programs: 1 – Single-Family Residential Rehabilitation Programs, 2 – Rental Rehabilitation Program, 5 – First-Time Homebuyer Program, and 11 – Financial Incentives.
21. The Department of Planning and Urban Design will study available sites and unutilized sites with the revision to the land use chapter of the General Plan.	The City has maintained a list of available residential sites since adoption of the last Housing Element in 1989. This list has been revised and updated in the process of updating the Land Use Element of the General Plan in 2000. There are approximately 48 acres of vacant, developable land designated for residential uses in the new General Plan Land Use Element. These sites can accommodate approximately 255 units at proposed densities.	Addressed in Housing Element Programs: 12 – Land Use Element, and 13 – Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth.
22. Measure S has eliminated allotments for single-family and specifically creates a direct relationship between regional needs and the City's ability to meet those needs.	Table 25 on page 44 provides a detailed history of development allotments allowed under Measure S since 1991. The number of allotments used has consistently been less than the number allowed.	Measure S expires on December 31, 2000. No initiative to extend or replace Measure S is being considered by Monterey Park voters.
23. The City has six existing emergency shelters. The Department of Planning and Urban Design and the Department of Parks and Recreation will maintain the existing facilities available for emergency shelter use, and will coordinate with shelter providers in the surrounding area in assisting site designation for emergency shelter use.	Current data indicate that there are no homeless shelters located within the City of Monterey Park, although there are shelters available in nearby communities such as El Monte and East Los Angeles. The City will be revising the zoning ordinance to address the specific requirements for siting and developing emergency shelters and transitional housing facilities.	Addressed in Housing Element Program 15 – Sites for Homeless Shelters and Transitional Housing Facilities.

Objective or Program	Accomplishments	Current Status
24. The Department of Planning and Urban Design will continuously update the inventory of sites suitable for residential development, together with an on-going analysis of appropriate zoning and development standards and coordinate with the Economic Development Department in supporting senior citizen, low-moderate income housing development and housing rehabilitation programs.	The City has maintained a list of available residential sites since adoption of the last Housing Element in 1989. This list has been revised and updated in the process of updating the Land Use Element of the General Plan in 2000. There are approximately 48 acres of vacant, developable land designated for residential uses in the new General Plan Land Use Element. These sites can accommodate approximately 255 units at proposed densities. The Department continues to coordinate with the Economic Development Department to support senior and low-moderate income housing developments.	Addressed by Housing Element Programs: 12 - Land Use Element, 13 - Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth, and 14 - Senior Citizen Housing.
25. The Economic Development Department is exploring the development of affordable housing for senior citizens. A request for proposal has been sent to approximately 80 developers and the proposal is due by January 15, 1990. A maximum of 35 units could be developed on the project, and at least 50 percent should be affordable housing.	This program refers to a project that was not pursued in 1990. However, several senior projects have been (or are being) completed in Monterey Park, including the 67-unit TELACU Monterey Park, the 61-unit Abajo del Sol project, and the 114-unit Monterey Park Senior Village.	Continuing development of affordable housing, particularly for seniors, is addressed by Housing Element Program 14 - Senior Citizen Housing.

Source: City of Monterey Park, 2000

Table 32.
COMPARISON OF 1989 RHNA to 1989-1997 ACCOMPLISHMENTS

1989 Regional Housing Needs Assessment	1989-1997 Accomplishments	
	City of Monterey Park Building Records (1992-93, 1995, 1997) ¹	Department of Finance Estimates (1990-1997)
899 Units	162 Units	184 Units

Sources: City of Monterey Park; Department of Finance, Demographic Research Unit.

¹ This count of developed housing units is based on incomplete data for the period 1989-1997. (Approximately five years of new construction and demolition data is unavailable.) Department of Finance estimates indicate that the City has experienced a net gain of 422 units between January 1, 1990 and January 1, 2000.

MEMORANDUM FOR THE RECORD

TO: THE PRESIDENT

FROM: THE SECRETARY OF DEFENSE

SUBJECT: [Illegible]



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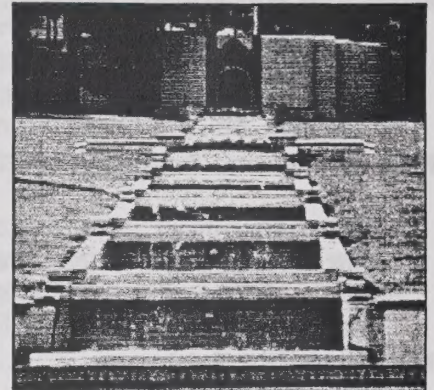
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Safety and Community Services Element

The safety element's identification of hazards and hazard abatement provisions are to guide local decisions related to zoning, subdivisions, and entitlement permits.

- State of California
General Plan Guidelines



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INTRODUCTION

In Monterey Park, public safety represents a primary concern to the citizenry. People recognize that a low crime rate, good emergency response services, and limited or controlled exposure to hazardous environmental conditions all contribute to the overall livability of their community.

Equally important contributors to community health and safety are the service systems and utility infrastructure. Reliable water and sewer systems, adequate storm drains and flood control facilities, and dependable refuse collection service guard against threats to public health.

Scope and Content of the Safety and Community Services Element

The Safety and Community Services Element addresses hazards in the physical and built environments, and presents goals and policies focused on reducing the potential risk of death, injuries, property damage, and economic and social dislocation from hazards. Hazards include earthquakes, dam or reservoir failure, excessive noise, and hazardous materials associated with commercial and industrial business activity. In addition, this Element also address the fire and law enforcement services needed to safeguard the community.

Community safety and service issues relevant to Monterey Park are:

- Geologic and Seismic Hazards
- Flood Hazards
- Noise
- Hazardous Materials
- Solid and Hazardous Waste
- Fire and Police Protection
- Utilities and Service Systems

IMPORTANT TERMS AND CONCEPTS

This Element uses the following technical terms to discuss earthquakes and noise:

Earthquake Magnitude

Monterey Park lies within a region where earthquakes are not an uncommon occurrence. Earthquakes result from a shift or movement along weak points or contacts of geologic formations or structures. Scientists use the term *magnitude* to describe the relative energy release by such movement. An earthquake's magnitude is based on the size of the earthquake's seismic waves, which are recorded on a seismograph. Magnitude generally is rated and expressed using a logarithmic scale.

The amount of energy released, for example, from a 6.0 earthquake is 10 times greater than that associated with a 5.0 event. Scientists consider a large earthquake as one having a magnitude of 7.0 or greater. For purposes of comparison, the 1987 Whittier earthquake registered a 5.9 magnitude, while the 1994 Northridge temblor measured 6.7 magnitude.

Magnitude differs from earthquake *intensity*, which is the physical, observable effects an earthquake has on structures and people. News media generally do not report earthquake intensity according to scales or references; instead, the media rely upon pictures and comparisons to past events to show how an earthquake affects people and property. However, the Modified Mercalli scale has been developed to describe an earthquake's intensity relative to its magnitude. Table SCS-1 presents the Modified Mercalli scale.

The Modified Mercalli Scale represents a subjective measurement or description of ground shaking associated with a seismic event. The peak (maximum) horizontal ground acceleration, or PGHA, is used by seismologists to quantitatively measure ground shaking at particular locations. These values, expressed in units of *g*, which is a fraction or percentage of gravitational acceleration, provide useful information for determining how buildings must be constructed to withstand collapse or other damage in the event of an earthquake.

Noise Metrics

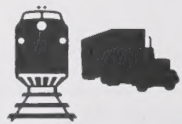
Noise generally is defined as unwanted or intrusive sound. Because noise consists of pitch, loudness, and duration, describing noise with a single unit of measure presents a challenge. The A-weighted decibel scale (dBA) has been developed to describe the loudness of a sound or sound environment based on the sensitivity of the human ear.

Figure SCS-1 identifies typical noise levels associated with activities that occur in Monterey Park. Table SCS-2 indicates criteria the State has established to reduce adverse noise effects on human health.

Table SCS-1
MODIFIED MERCALLI SCALE
FOR DESCRIBING EARTHQUAKE INTENSITY

	Effects	Magnitude
I	Not felt except by a very few, and only under special circumstances.	Below 3.0 magnitude on Richter Scale
II	Felt by persons at rest and on upper floors.	3.0-3.9 magnitude on Richter Scale
III	Felt indoors. Hanging objects swing slightly. Vibration feels like passing of light trucks. May not be recognized as an earthquake.	4.0-4.9 magnitude on Richter Scale
IV	Hanging objects swing noticeably. Vibration like passing of heavy trucks. Standing automobiles rock. Windows, dishes, doors rattle. Glasses clink. Wooden walls and frames creak.	4.0-4.9 magnitudes on Richter Scale
V	Felt outdoors by most people. Sleepers awakened. Liquids may spill. Small unstable objects displaced. Doors swing, close, open. Pictures move. Some breakage of plaster.	4.0-4.9 magnitude on Richter Scale
VI	Felt by all. Persons walk unsteadily. Windows, dishes, glassware broken. Objects, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry cracked. Small bells ring (church, school). Trees, bushes shaken visibly.	5.0 -5.9 magnitude on Richter Scale
VII	Difficult to stand. Noticed by drivers of automobiles. Hanging objects shake. Furniture broken. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices; also unbraced parapets and architectural ornaments. Waves on ponds; water turbid with mud. Small slides and caving in along sand and gravel banks. Large bells ring. Concrete irrigation ditches damaged.	6.0-6.9 magnitude on Richter Scale
VIII	Steering of automobiles affected. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundation if not bolted down; loose panel walls thrown out. Branches broken from trees. Cracks in wet ground and on steep slopes.	6.0-6.9 magnitude on Richter Scale
IX	General panic. Masonry destroyed or heavily damaged. General damage to foundations. Frames cracked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground.	7.0-7.9 magnitude on Richter Scale
X	Most masonry and frame structures destroyed with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.	7.0-7.9 magnitude on Richter Scale
XI	Rails bent greatly. Underground pipelines completely out of service. Damage severe to wood-frame structures, especially near shock centers. Few, if any, masonry structures remain standing. Large, well-built bridges destroyed by the wrecking of supporting piers or pillars.	8.0 8.9 magnitude on Richter Scale
XII	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air.	8.0-8.9 magnitude on Richter Scale

Figure SCS-1
Typical Noise in the Urban Environment

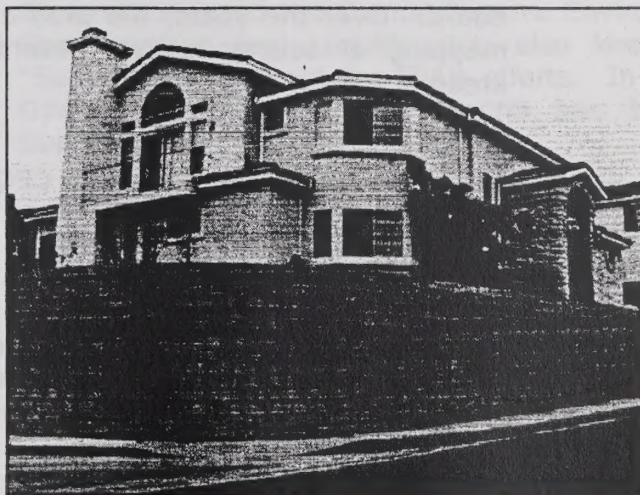
	Over-all Level (Noise level, dB(A))		Community (Outdoor)	Home or Industry (Indoor)	Loudness (Human Judgement of Different Sound Levels)
	120-130	Uncomfortably Loud	Military Jet Aircraft Take-Off With After-Burner From Aircraft Carrier @ 50 ft. (130)	Oxygen Torch (121)	32 times as loud as 70 dB(A)
	110-119		Turbo Fan Aircraft @ Take-Off Power @ 200 ft. (118)	Riveting Machine (110) Rock and Roll Band (108-114)	16 times as loud as 70 dB(A)
	100-109		Boeing 707, DC-8 @ 6080 ft. Before Landing (106), Jet Flyover @ 1000 ft. (103), Bell J-2A Helicopter @ 100 ft. (100)		8 times as loud as 70 dB(A)
	90-99	Very Loud	Power Mower (96) Boeing 707, CD-8 @ 6080 ft. Before Landing (97) Motorcycle @ 25 ft. (90)	Newspaper Press (97)	4 times as loud as 70 dB(A)
	80-89		Car Wash @ 20 ft. (89) Propellor Plane Flyover @ 1000 ft. (88) Diesel Truck, 40 mph @ 50 ft. (84) Diesel Train, 45 mph @ 100 ft. (83)	Food Blender (88) Milling Machine (85) Garbage Disposal (80)	2 times as loud as 70 dB(A)
	70-79	Moderately Loud	High Urban Ambient Sound (80) Passenger Car, 65 mph @ 25 ft. (77) Freeway @ 50 ft. From Pavement Edge @ 10 a.m. (76 +/- 6)	Living Room Music (76) TV-Audio, Vacuum Cleaner (70)	
	60-69		Air Conditioning Unit @ 100 ft. (60)	Cash Register @ 10 ft. (65-70)	1/2 as loud as 70 dB(A)
	50-59	Quiet	Large Transformers @ 100 ft. (50)		1/4 as loud as 70 dB(A)
	40-49		Bird Calls (44) Lower Limit of Urban Ambient Sound in daytime (40)		1/8 as loud as 70 dB(A)
		Just Audible	dB(A) Scale Interrupted		
	0-10	Threshold of Hearing			

Source: Adapted by CBA from Melville C. Branch and R. Dale Beland. *Outdoor Noise in the Metropolitan Environment*. City of Los Angeles. 1970.

Table SCS-2
STATE CRITERIA FOR MINIMIZING ADVERSE NOISE
EFFECTS ON HUMANS

Objective	dBA Range
Prevent Hearing Loss	75 - 80
Prevent Physiological Effects (Other than hearing loss)	65 - 75
Prevent Speech Interference	50 - 60
Address People's Subjective Preferences for Noise Control	45 -50
Prevent Sleep Interruption	35 -45

The dBA descriptor only reports noise from a single source or combination of sources at a point in time. To allow a more comprehensive description of a noise environment, federal and state agencies have established noise and land use compatibility guidelines that use averaging approaches to noise measurement. Two measurement scales commonly used in California are the Community Noise Equivalent Level (CNEL) and the day-night level (L_{dn}). In order to account for increased human sensitivity at night, the CNEL level includes a 5-decibel penalty on noise during the 7:00 p.m. to 10:00 p.m. time period and a 10-decibel penalty on noise during the 10:00 p.m. to 7:00 a.m. time period. The L_{dn} level includes only the ten decibel weighting for late-night noise. These values are nearly identical for all but unusual noise sources.



RELATED PLANS AND PROGRAMS

Regional plans and programs related to public safety include the State Seismic Hazards Mapping Act, the California Environmental Quality Act (CEQA) Law and Guidelines, California Noise Insulation Standards (Title 24), and the Federal Emergency Management Agency (FEMA) Flood Insurance Program. Other plans and programs are important to consider to ensure that the City has strong, comprehensive, and compatible tools to guide development decisions. Also, pursuant to State law, the City has developed a comprehensive emergency response plan.

Standardized Emergency Management System

Monterey Park participates in the Standardized Emergency Management System, or SEMS, that provides a framework for coordinating multi-agency emergency responses. The City's SEMS incorporates mutual aid agreements, establishes lines of communication during emergencies, and standardizes incident command structures.

Seismic Hazards Mapping Act

California's Seismic Hazards Mapping Act of 1990 requires the State Geologist to compile maps identifying and describing seismic hazards zones throughout California. Guidelines prepared by the State Mining and Geology Board identify the responsibilities of State and local agencies in the review of development within seismic hazard zones. Development on a site that has been designated as a seismic hazard zone requires a geotechnical report and local agency consideration of the policies and criteria established by the Mining and Geology Board. Over the years, the program has expanded to include mapping of seismic-related hazards such as landslide-prone areas.

California Environmental Quality Act (CEQA)

The State legislature adopted CEQA in 1970 to ensure that environmental protection received due consideration in the planning and development process. CEQA requires a thorough analysis of potential environmental consequences which could result from a development project or plan that guides future development. CEQA provides a means by which City officials and the public can identify the potential impacts a project will have on a community, and to allow for mitigation or avoidance of such impacts.

California Noise Insulation Standards (Title 24)

In 1974, the California Commission on Housing and Community Development adopted noise insulation standards for residential buildings (Title 24, Part 2, California Code of Regulations). Title 24 establishes standards for interior room noise (attributable to outside noise sources). The regulations also specify that acoustical studies must be prepared whenever a residential building or structure is proposed to be located near an existing or adopted freeway route, expressway, parkway, major street, thoroughfare, rail line, rapid transit line, or industrial noise source, and where such noise source or sources create an exterior CNEL (or L_{dn}) of 60 dB or greater. Such acoustical analysis must demonstrate that the residence has been designed to limit intruding noise to an interior CNEL (or L_{dn}) of at least 45 dB.

FEMA Flood Insurance Program

The National Flood Insurance Act includes provisions for the National Flood Insurance Program (NFIP). Participating jurisdictions must exercise land use controls and purchase flood insurance as a prerequisite for receiving funds to purchase or build a structure in a flood hazard area. The NFIP provides federal flood insurance subsidies and federally financed loans for eligible property owners in flood-prone areas.

Monterey Park is identified on the National Flood Insurance Program's Flood Insurance Rate Maps as being within Zone X. Zone X is defined as an area subject to minimal flooding. Thus, stormwater flood hazards are not a concern in the City.

Environmental Protection Agency Superfund

The federal Environmental Protection Agency (EPA) is charged with the authority of identifying the nation's most polluted properties and developing strategies to clean up the sites. Congress enacted the Comprehensive Environmental Response, Compensation and Liability Act, also known as CERCLA or "Superfund", to direct the EPA's efforts. In Monterey Park, the Operating Industries, Inc. landfill has been designated a Superfund site.

Insurance Services Office, Inc.

Insurance Services Office, Inc. (ISO) is a company licensed throughout the United States to provide advisory services to more than 1,500 participating insurers, including the National Flood Insurance Program (NFIP). Services include supplying statistical, actuarial, and underwriting information to insurance providers.

GEOLOGIC AND SEISMIC HAZARDS

Local Geologic Conditions

Monterey Park lies within a geologic region referred to as the Los Angeles Basin. The geology forming the basin is complex, comprised on several mountain ranges and hill formations and intervening valleys. Monterey Park's distinctive Repetto Hills form part of the San Gabriel Valley's southern boundary and provide evidence of significant geologic structures. Geologic formations underlying the City consist largely of ancient marine and river deposits characterized by sandy and clay-like soils.



On the level ground in northeast Monterey Park, these soil types do not pose any significant development constraints. In hillside areas, however, the soils can be unstable and susceptible to sliding. Beginning with the first hillside development in the 1920s, builders have encountered challenges and the need to utilize careful grading and slope stabilization techniques. Despite such efforts, the City has experienced several episodes of slope failure during significant rainstorms and as a result of earthquakes. Past experiences led the City to implement ever more stringent grading and slope stabilization regulations, so that slope failure no longer represents a significant public safety concern.

Seismic Hazards

Southern California lies on the edge of the Pacific Plate, one of the many jigsaw puzzle pieces that fit together to comprise the Earth's crust. The constant shifting, pushing, and shoving of these crustal plates – together with the complex interfacing of many varied geologic structures – create ruptures and crustal weaknesses geologists term *faults*. Movement along a fault releases stored energy and tension, thereby producing earthquakes.

Faults and Earthquakes

Monterey Park lies within a region with several active faults and therefore is subject to the risks and hazards associated with earthquakes. Figure SCS-2 shows the geographic relationship of the City to surrounding active and potentially active faults. No active faults have been identified at the ground surface within City limits, nor have any Alquist-Priolo Earthquake Fault zones¹ been designated. However, the City overlies a number of *blind thrust faults*. The faults are referred to as blind because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults have been named the Puente Hills thrust, the Elysian Park

¹ The Alquist-Priolo Earthquake Fault Zoning Act (Public Resources Code, Section 2621, et seq.) was adopted by the State legislature to provide for the mapping of surface traces of known active faults and to restrict development within so-called Alquist-Priolo Earthquake Fault zones.

thrust, and the East Los Angeles thrust (shallowest to deepest). The faults are capable of movement which could produce substantial ground shaking.

As discussed above, ground shaking potential can be expressed qualitatively using the Modified Mercalli Scale or quantitatively by the PHGA (peak horizontal ground acceleration). The PGHA value is calculated based upon the so-called *maximum credible earthquake*, or the seismic event considered likely to occur on an active fault affecting the City. In Monterey Park, the Los Angeles segment of the Puente Hills blind thrust fault represents the controlling force for calculating the PGHA. Assuming a magnitude 6.5 earthquake on this fault, the best PGHA estimate is 0.5 g for loose soils (alluvium) and 0.55 g for bedrock. This level of ground shaking translates to an approximate Modified Mercalli Scale intensity of IX for the entire City.

A major earthquake produced along any of the regional fault systems shown on Figure SCS-2 also has the potential to produce strong ground shaking in Monterey Park. Experience from the Whittier Narrows (1987) and Northridge (1994) earthquakes has shown that ridgetop locations in the City and locations near the margins of alluvial basins may be susceptible to elevated levels of ground shaking.

Seismic risks associated with both regional fault systems and the local blind thrust faults underlying Monterey Park emphasize the need to ensure that all new development projects — and the retrofit of existing structures — incorporate appropriate design features to guard against widespread property damage and loss of life in the event of an earthquake.

Seismic-related Hazards

Local geologic conditions can create additional hazards associated with seismic activity. Unstable soils on steep slopes may fail under the stress of a tremor. In locations where high groundwater levels interact with loose, unconsolidated soils, a condition called *liquefaction* can occur, whereby such soils lose cohesion — and their ability to support structures — when subjected to strong ground motion.

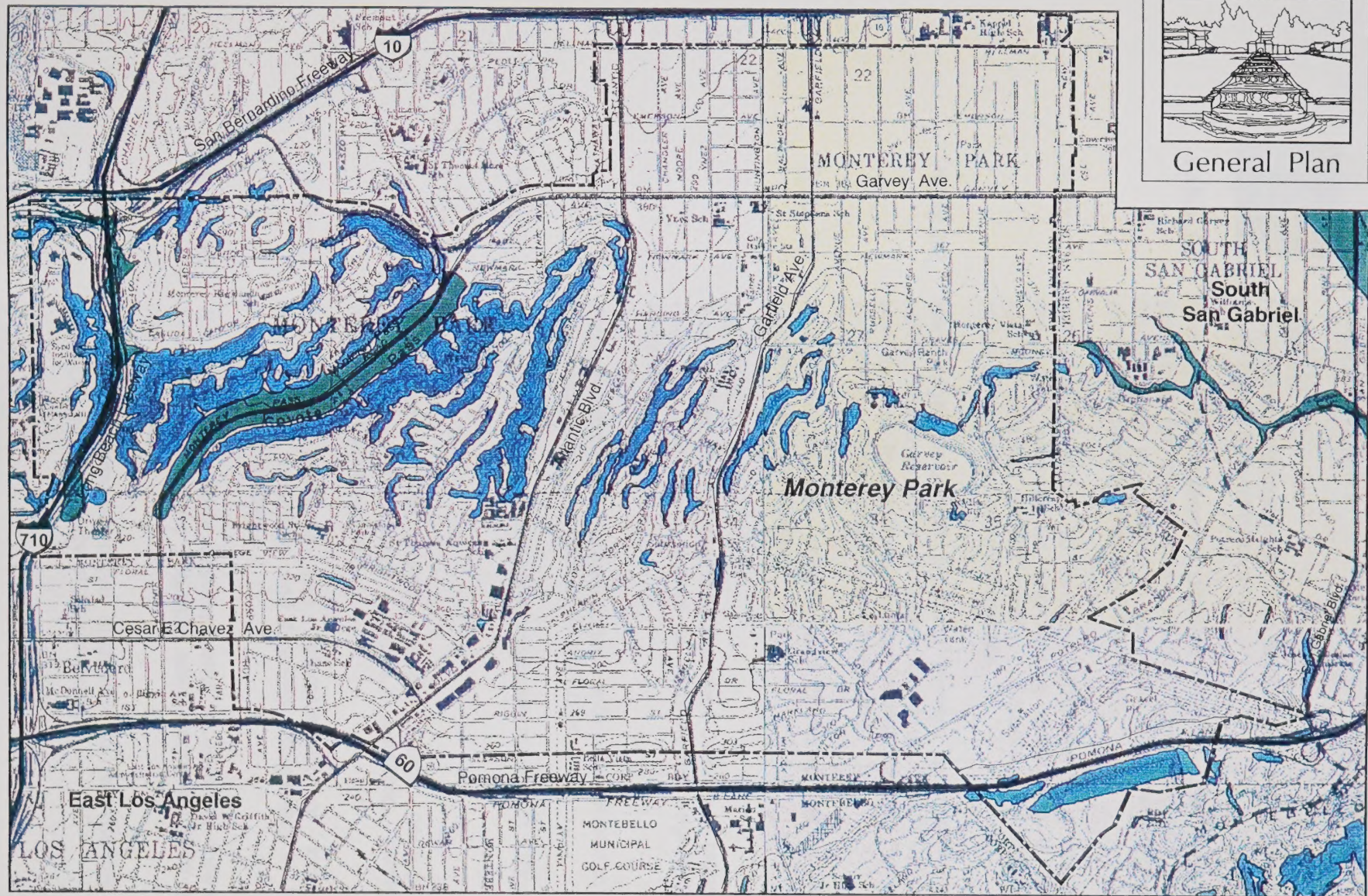
Historically, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hillslopes along Abajo Drive failed as a result of the 1987 Whittier Earthquake and have continued to present concerns and threats to private properties and public streets. Liquefaction represents a hazard in limited areas of Monterey Park because groundwater levels are low. Figure SCS-3 shows areas susceptible to seismically induced liquefaction and landslides in Monterey Park.

Prior adoption of stringent grading and building codes and slope landscaping/maintenance requirements addressed these problems. In addition, the City requires soils studies and remediation for any problem prior to issuance of permits.

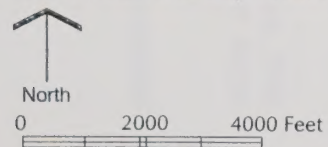
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Earthquake-induced Landslides Liquefaction



Source: California Department of Conservation, Division of Mines and Geology, June 2001.



Monterey Park General Plan

Figure SCS-3
Landslide and Liquefaction Hazard Zones



Goals and Policies

Goal 1.0

Minimize the potential damage to structures and loss of life that could result from earthquakes.

- Policy 1.1** Continue to implement Uniform Building Code seismic safety standards for construction of new buildings, and update the City's codes as needed in response to new information and standards developed at the State level.
- Policy 1.2** When modifications to existing older buildings are proposed, determine whether an engineering evaluation is required to identify seismic retrofit needs. Require that corrections be made to buildings deemed unsafe.
- Policy 1.3** Encourage residential property owners to implement seismic safety improvements in older buildings, such as anchoring buildings to foundations, bolting water heaters to walls, and performing other preventative measures.
- Policy 1.4** Participate in local, county, and State-sponsored earthquake preparedness programs.

Goal 2.0

Ensure that all residents and business owners in Monterey Park have full and equal access to information regarding seismic hazards.

- Policy 2.1** Promote earthquake preparedness with publications available in the many languages spoken in the community.
- Policy 2.2** Provide earthquake preparedness information at City-sponsored events.

Goal 3.0

Protect public and private properties from geologic hazards associated with steep slopes, unstable hillsides, and liquefaction-prone areas.

- Policy 3.1** Periodically evaluate the effectiveness of the Property Maintenance, Urgency, and Grading Ordinances in preventing mud and debris flows.
- Policy 3.2** Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance.
- Policy 3.3** Develop a comprehensive approach to remediating unstable hillslopes in the vicinity of Abajo Drive.

- Policy 3.4** Require liquefaction studies to be prepared for new development proposed to be located in areas of the City with high susceptibility to liquefaction hazards.

FLOOD AND DAM INUNDATION HAZARDS

According to flood maps prepared by the Federal Emergency Management Agency, no part of Monterey Park lies within a 100-year flood zone.² Regional drainage improvements adequately protect the City from flooding associated with major storm events. Also, the City's distance from the Pacific Ocean minimizes exposure to tidal wave (tsunami) hazards resulting from off-shore earthquakes.

The only flood hazards of concern involve Garvey Reservoir and the Laguna Basin (see Figure SCS-3). Garvey Reservoir, owned by the Metropolitan Water District of Southern California (MWD), stores municipal water supplies for MWD customers. The Laguna Basin is a flood control facility integral to the regional system maintained by the Los Angeles County Department of Public Works. A major seismic event has the potential result in dam failure or seiche conditions at these facilities. A seiche can occur as a result of ground vibrations initiating water wave motion. If wave amplitude is high enough, the water may slosh over the shore or barrier containing the water body and flow onto surrounding properties.

Inundation Zones

Figure SCS-4 identifies the flood inundation areas for Garvey Reservoir and the Laguna Basin that would result from dam catastrophic failure. As illustrated for the Laguna Basin, the inundation area is limited to the interchange of Interstate 710 (Long Beach Freeway) and Interstate 10 (San Bernardino Freeway). Thus, private property within the City is not threatened by this hazard.

Garvey Reservoir lies impounded behind a north dam and a south dam. MWD completed a substantial overhaul of the facility in 1999 to address seepage and ensure overall reservoir integrity. The State Department of Conservation, Division of Dam Safety conducts periodic dam inspections to verify the dams' ability to withstand seismic stresses. In the unlikely event of a conjectured catastrophic failure at Garvey Reservoir, properties to the north and south could be flooded. As Figure SCS-4 shows, failure of the north dam would create two flood zones: the first affecting the steep, undeveloped valley immediately east of the reservoir and the second flowing north, impacting properties roughly between Alhambra and New Avenues to Garvey Avenue. The estimated average flood depth is five feet.

² The 100-year flood is defined as that major flood event that has a 1% or greater chance of occurrence in any one year. Flood hazard planning practices addresses such storms, as well as, for example, 50-year and 500-year events.

FLOOD AND DAM INFORMATION HAZARDS

Information on flood hazards is provided by the Federal Emergency Management Agency (FEMA) in the form of Flood Insurance Rate Maps (FIRMs) and Flood Hazard Identification Studies (FHIS). These maps and studies are used to identify areas that are at risk of flooding and to estimate the potential damage that could be done by a flood. The maps and studies are also used to help communities plan for and reduce the risk of flooding.

The only flood hazard information that is available to the public is the Flood Insurance Rate Map (FIRM). The FIRM is a map that shows the areas that are at risk of flooding and the potential damage that could be done by a flood. The FIRM is used by the Federal Emergency Management Agency (FEMA) to estimate the potential damage that could be done by a flood and to help communities plan for and reduce the risk of flooding. The FIRM is also used by the insurance industry to help them determine the risk of flooding and to set the rates for flood insurance.

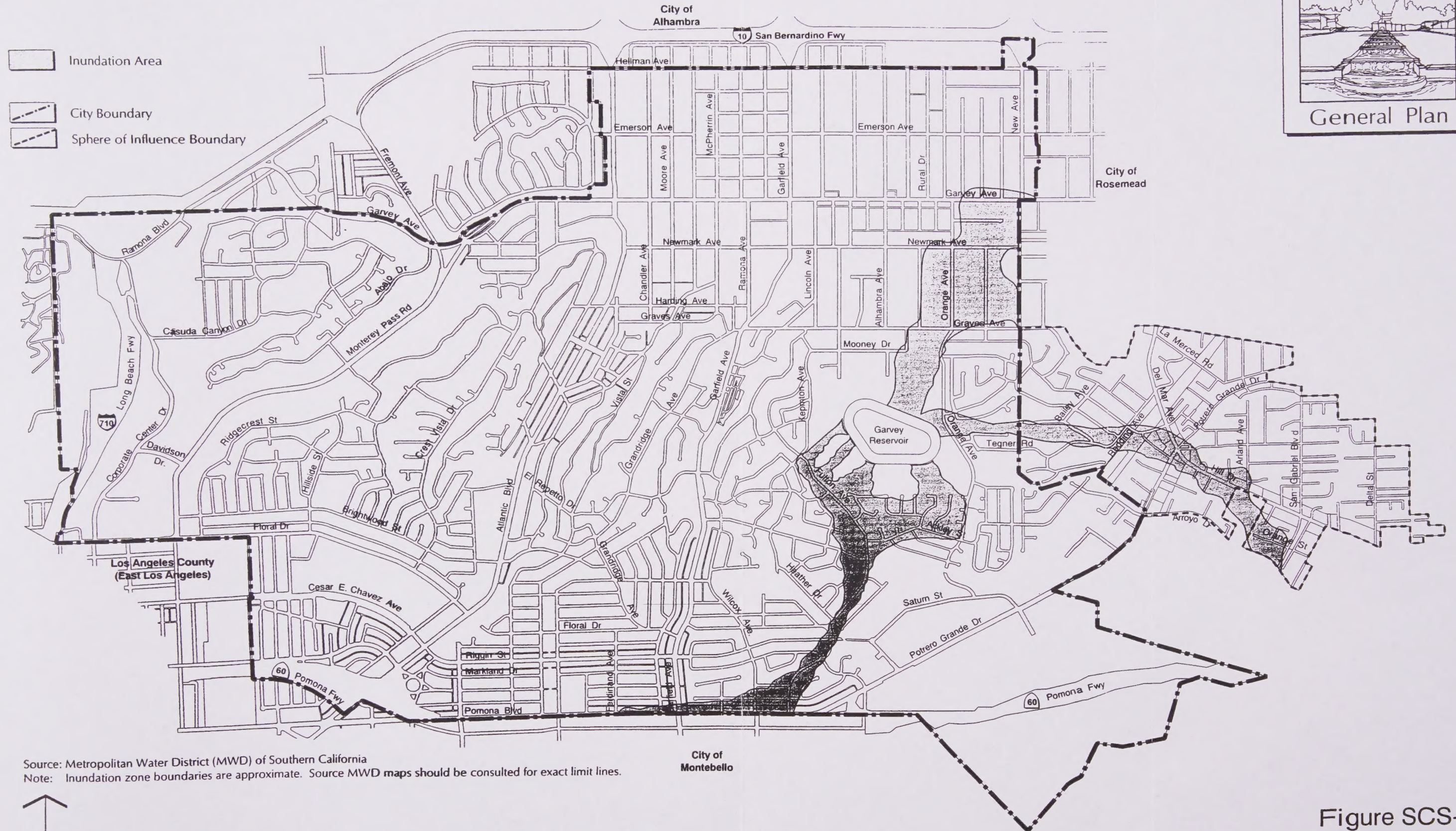
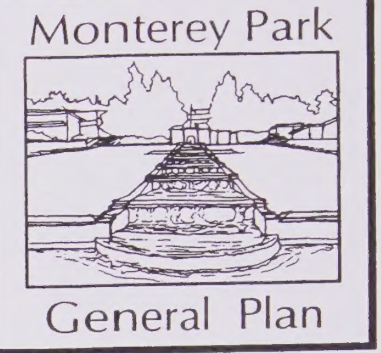
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Flood insurance is a type of insurance that covers the cost of damage to a property caused by flooding. Flood insurance is not required by law, but it is highly recommended. Flood insurance can help protect your property and your investment in your home. Flood insurance can also help you recover the cost of damage to your property if it is flooded.

Inundation Zones

There are two types of flood insurance: standard flood insurance and NFIP flood insurance. Standard flood insurance is a type of insurance that covers the cost of damage to a property caused by flooding. NFIP flood insurance is a type of insurance that covers the cost of damage to a property caused by flooding. NFIP flood insurance is the only type of flood insurance that is backed by the full faith and credit of the United States government. NFIP flood insurance is also the only type of flood insurance that is available to all property owners in the United States.

The NFIP is a federal program that provides flood insurance to property owners in the United States. The NFIP is managed by the Federal Emergency Management Agency (FEMA). The NFIP is a critical part of the federal government's disaster response and recovery efforts. The NFIP helps property owners in the United States recover the cost of damage to their property caused by flooding.



Source: Metropolitan Water District (MWD) of Southern California
 Note: Inundation zone boundaries are approximate. Source MWD maps should be consulted for exact limit lines.

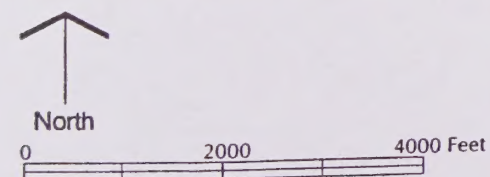


Figure SCS-4
Flood Inundation Areas:
Garvey Reservoir and Laguna Basin



If the south dam failed, flood waters of average depth six to seven feet would cascade down the slope bank and into the residential neighborhoods below. At the Pomona Freeway, the water would spread laterally along the north side of the freeway before flowing through freeway undercrossings.



Goals and Policies

Goal 4.0

Protect public and private properties from flood hazards associated with catastrophic dam failure at Garvey Reservoir and the Laguna Basin.

Policy 4.1

Support efforts of the State Department of Conservation, Division of Dam Safety to conduct periodic inspections of Garvey Reservoir and the Laguna Basin.

Policy 4.2

Work with the Metropolitan Water District of Southern California to ensure the City is provided with current information regarding reservoir and dam safety, and that MWD complies fully with the settlement agreement reached with regard to Garvey Reservoir.

Policy 4.3

Ensure that City emergency response plans include contingencies for catastrophic dam failure.



NOISE

Noise in Monterey Park results primarily from street and freeway traffic and aircraft overflights. Industrial and commercial activity occurs largely within enclosed buildings and thus such activity does not generate excessive noise levels. Localized sources include typical residential neighborhood sounds such as lawnmowers, children at play, and barking dogs. The City controls localized noise through the noise ordinance, which is part of the Municipal Code.

In Monterey Park's urban environment, noise becomes a concern when it consistently interferes with a person's ability to conduct his or her everyday work and recreation activities. For example, residents exposed to constant freeway noise might find using their backyard less than enjoyable. Similar noise-sensitive uses like hospitals and schools may also find freeway noise disruptive to indoor and outdoor activity. Residents in homes beneath airport flight paths endure irksome, although not hazardous, noise levels. The planning for future land uses in Monterey Park requires that potentially problematic sources of noise be identified and that noise/land use conflicts be avoided to the extent possible, given the built-out character of the community.

Baseline Noise Environment

To establish a baseline against which to measure changes in the community noise environment over time, a noise modeling effort was performed, with year 2000 serving as the baseline year. Because traffic noise represents the dominant noise source in the community, the model focuses on traffic noise and the 24-hour ambient noise conditions resulting from this primary source. Figure SCS-5 shows 65 CNEL noise exposure contours for baseline year 2000. As Figure SCS-5 illustrates, the City's Principal and Minor Arterials represent the major source of traffic noise. Both commercial and residential uses along Principal and Minor Arterials (such as Atlantic Boulevard, Garfield Avenue, Pomona Boulevard, Garvey Avenue, and Graves Avenue) lie within the 65 CNEL noise contour. A number of residential neighborhoods are also exposed to traffic noise from Minor Arterials, Collector, and Local streets.

The City has little direct control over noise produced by transportation sources because state noise regulations for motor vehicle noise preempt local regulations. Because the City cannot control noise at the source, City noise programs focus on reducing the impact of transportation noise on the community.

-  Existing CNEL 65
-  Street Centerlines
-  City Boundary
-  Sphere of Influence Boundary

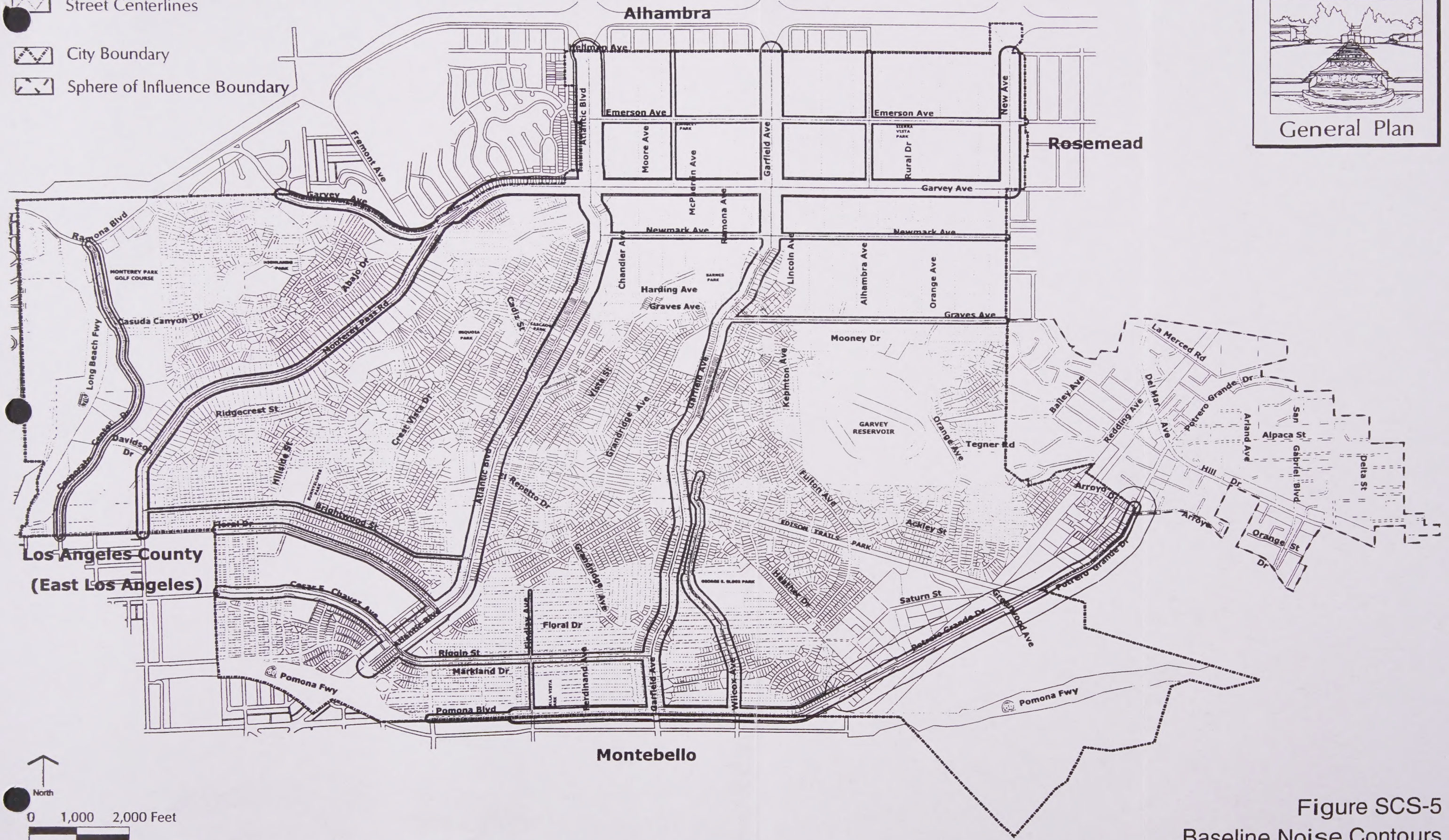


Figure SCS-5
Baseline Noise Contours



North Carolina
South Carolina

Co. Boundary

County of Wayne

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Wayne County

Year 2020 Noise Environment

The Land Use Element indicates that Monterey Park will accommodate limited growth through the year 2020. Accompanying this moderate growth will be a moderate increase in traffic volumes citywide. Traffic volume increases represent the only anticipated measurable new noise source in the community over the long term. Land use policy discourages heavy industrial uses and similar business activities that produce noise.

Potential future ambient noise levels can be estimated by modeling. Figure SCS-6 displays projected year 2020 noise contours based upon future traffic levels. The City will experience very little change in ambient noise levels due to traffic. For planning purposes, the change will be imperceptible. Along most of the roadways included in the noise model, the increase of noise exposure from the General Plan in comparison to the baseline year is extremely small. One perceptible noise increase is along Potrero Grande Drive between Markland Drive and Arroyo Drive. Higher noise levels in this area are due to increased traffic along Potrero Grande Drive resulting from redevelopment of the OII landfill site and Southern California Edison properties. No new residential uses are planned along Potrero Grande Drive.

Aircraft Noise

Air traffic into and out of Los Angeles International Airport, located 25 miles west of Monterey Park, follows an east-west route directly over the middle of the City. Outbound aircraft in particular represent an intrusive noise source. Impacted uses include residential neighborhoods, three public elementary schools, Monterey Park Hospital on Atlantic Avenue, and several churches.

The Federal Aviation Administration has jurisdiction over aircraft and air traffic patterns. Monterey Park's ability to limit overflights and minimize aircraft noise impacts on the community lies solely within the political realm. Together with surrounding cities, Monterey Park must continue to impress upon local congresspersons and U.S. senators the need to improve aircraft noise standards and ensure that impacts created by airports are equally shared throughout the Los Angeles basin.

Year 2020 Review

The first half of the year began with a strong start as we achieved our goals for the first half. The second half of the year was a bit more challenging, but we managed to stay on track and finish the year with a strong performance. The year was a mix of challenges and opportunities, and we were able to navigate through them successfully.

Overall, the year was a success. We achieved our goals and exceeded expectations in many areas. The challenges we faced were a testament to our resilience and ability to overcome adversity. We look forward to the future and the opportunities it will bring.

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2021 Outlook

As we look ahead to 2021, we are optimistic about the future. We have a clear vision of where we want to go and the steps we need to take to get there. We are confident that we will achieve our goals and continue to grow and thrive.

The year ahead is full of potential. We have the talent, the resources, and the determination to make it happen. We are excited about the challenges ahead and the opportunities they will present. We are ready to take on whatever comes our way and emerge victorious.

-  Future CNEL 65
-  Street Centerlines
-  City Boundary
-  Sphere of Influence Boundary

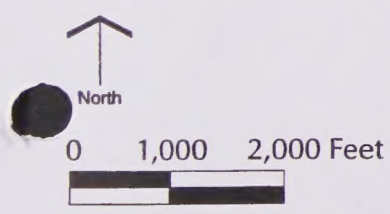
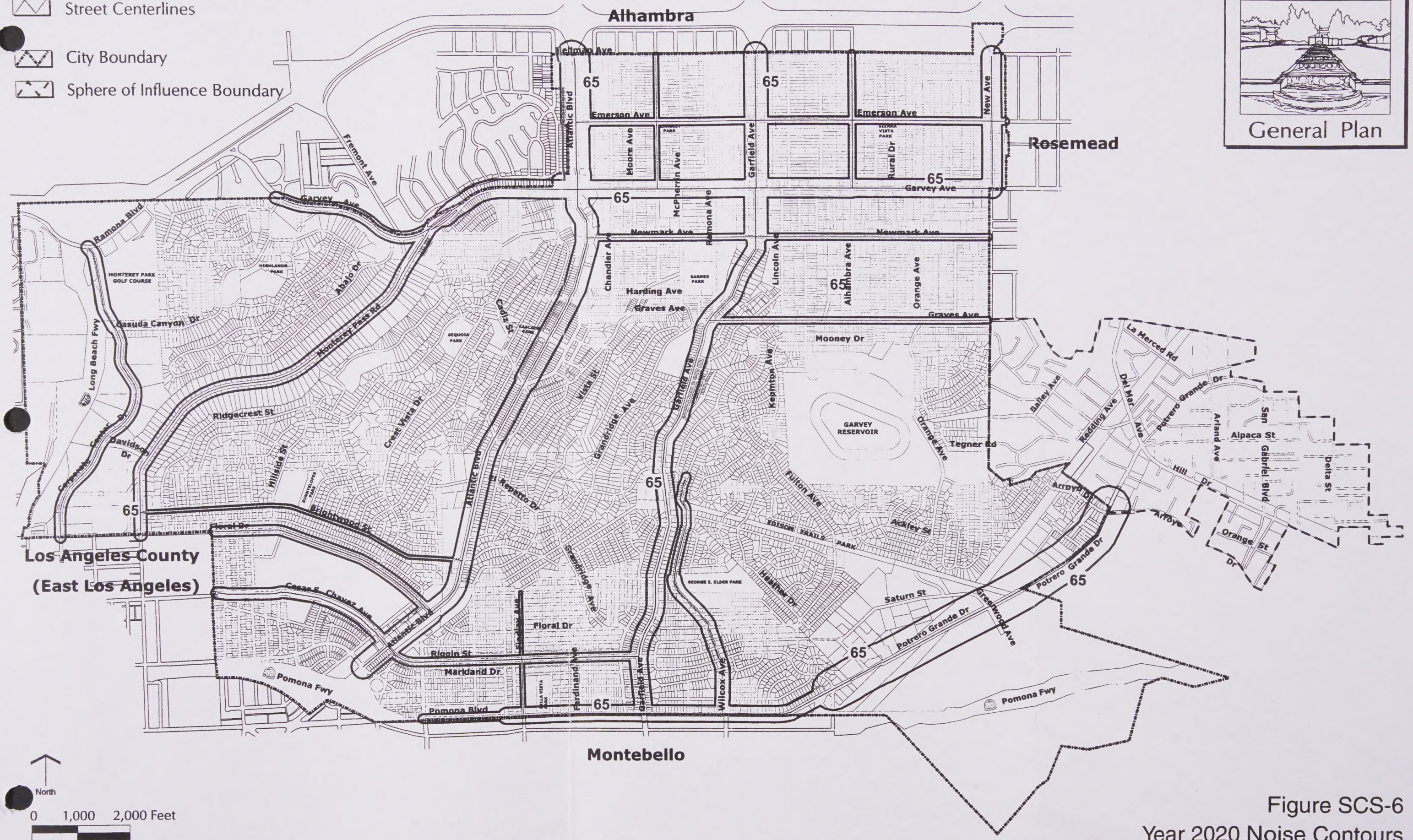


Figure SCS-6
Year 2020 Noise Contours

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Noise/Land Use Compatibility Guidelines

Monterey Park's primary goal with regard to community noise is to minimize the exposure of residential neighborhoods, schools, and hospitals to excessive or unhealthy noise levels, to the extent possible due to the City's built out condition. Toward this end, this Element establishes noise/land use compatibility guidelines. These guidelines are based upon cumulative noise criteria for outdoor noise. Figure SCS-7 outlines the criteria the City will use in its review of development proposals. New residential development will comply with Title 24 standards. (Title 24 of the State Health and Safety Code establishes standards for interior noise levels for new residential development, requiring that sufficient insulation be provided to reduce interior ambient noise levels to 45 CNEL.) For existing residential development along Minor Arterials and Collectors experiencing high noise exposure, the City can implement the Neighborhood Traffic Control Program process outlined in the Circulation Element of this General Plan. Devices such as turn restrictions, traffic circles, and speed humps can relieve traffic and reduce traffic noise through residential neighborhoods.

Because land use patterns in Monterey Park are well established, little opportunity exists to relocate noise-sensitive uses to areas with lower ambient noise levels. Also, land use policy encourages new housing development within mixed-use areas along Garvey Avenue (between Garfield and New Avenues), where the 65 CNEL noise contour extends from approximately 183 to 194 feet from the street centerline. (Many California communities consider 65 CNEL to be the maximum noise environment acceptable for multi-family housing.) Thus, the noise/land-use compatibility criteria in Table SCS-7 respond to baseline noise conditions and City objectives to create a vibrant, mixed-use Downtown.



Goals and Policies

Goal 5.0

Minimize the impact of point-source noises and ambient noise levels throughout the community.

Policy 5.1

Continue to enforce the Noise Ordinance to control point-source noise.

Policy 5.2

Incorporate noise impact considerations into the development review process, particularly the relationship of parking and ingress/egress, loading, and refuse collection areas to surrounding residential and other noise-sensitive land uses.

Policy 5.3

Require that new multi-family residential developments incorporate design features and approaches which minimize the intrusion of ambient noise into private and common outdoor spaces.

Land Use Category	Community Noise Equivalent Level (CNEL) or Day-Night Level (Ldn), dB						
	55	60	65	70	75	80	85
Residential- Low-Density Single-Family, Duplex, Mobile Homes							
Residential- Multi-Family							
Commercial- Motels, Hotels, Transient Lodging							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Amphitheaters, Concert Hall, Auditorium, Meeting Hall							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks							
Golf Courses, Riding Stables, Water Rec., Cemeteries							
Office Buildings, Business, Commercial, Professional, and Mixed-Use Developments							
Industrial, Manufacturing Utilities, Agriculture							

Nature of the noise environment where the CNEL or Ldn level is:

Below 55 dB

Relatively quiet suburban or urban areas, no arterial streets within 1 block, no freeways within 1/4 mile.

55-65 dB

Most somewhat noisy urban areas, near but not directly adjacent to high volumes of traffic.

65-75 dB

Very noisy urban areas near arterials, freeways or airports.

75+ dB

Extremely noisy urban areas adjacent to freeways or under airport traffic patterns. Hearing damage with constant exposure outdoors.

 **Normally Acceptable**

Specific land use is satisfactory, based on the assumption that any building is of normal conventional construction, without any special noise insulation requirements

 **Conditionally Acceptable**

New construction or development should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.

 **Normally Unacceptable**

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in design.

 **Clearly Unacceptable**

New construction or development should generally not be undertaken.

The Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) are measures of the 24-hour noise environment. They represent the constant A-weighted noise level that would be measured if all the sound energy received over the day were averaged. In order to account for the greater sensitivity of people to noise at night, the CNEL weighting includes a 5-decibel penalty on noise between 7:00 p.m. and 10:00 p.m. and a 10-decibel penalty on noise between 10:00 p.m. and 7:00 a.m. of the next day. The Ldn includes only the 10-decibel weighting for late-night noise events. For practical purposes, the two measures are equivalent for typical urban noise environments.

Figure SCS-7
Noise/Land Use Compatibility Criteria

- Policy 5.4** Enforce and revise as necessary City ordinances regulating hours for construction activity.
- Policy 5.5** Direct the Police Department to aggressively enforce State Motor Vehicle Code regulations pertaining to vehicle noise.
- Policy 5.6** Support efforts of state and federal agencies to reduce motor vehicle noise in newer-model vehicles.
- Policy 5.7** Ensure that City-operated buses are maintained to minimize noise production.

Goal 6.0

Minimize the noise impacts associated with the development of residential uses above or near commercial uses in mixed use developments.

- Policy 6.1** Require that mixed use structures be designed to prevent transfer of noise and vibration from the commercial to the residential use.
- Policy 6.2** Locate balconies and windows of residential units in mixed use projects away from the primary street and other major noise sources.

Goal 7.0

Reduce aircraft noise impacts on Monterey Park residents and businesses.

- Policy 7.1** Work with surrounding jurisdictions to impress upon local congresspersons and U.S. senators the need to improve aircraft noise standards and ensure that the impacts created by airports are equally shared throughout the Los Angeles basin.
- Policy 7.2** Restrict the establishment of helipads to those areas of the City where overflights of residential neighborhoods can be avoided, except where such operations are needed to support critical medical and emergency response facilities.

HAZARDOUS MATERIALS

In Monterey Park, commercial and industrial businesses that use hazardous materials³ include dry cleaners, film processors, auto service providers, landscape contractors, and computer component manufacturers, among others. Residences also generate household hazardous wastes in the form of paints, thinners, pesticides, fertilizers, etc.

Hazardous waste generators and users in the City are required to comply with regulations enforced by several federal, state, and county agencies. The regulations aim toward reducing risk associated with human exposure to hazardous materials and minimizing adverse environmental effects. The City's Fire Department coordinates with the Health Hazardous Materials Division of the Los Angeles County Fire Department to ensure appropriate reporting and compliance.

Despite all efforts to guard against health risks associated with hazardous materials, such materials can be released accidentally into the environment as a result of a natural disaster or improper storage and handling. The City's Standardized Emergency Management System, or SEMS, prepares City staff to react quickly and specifically to any hazardous materials accident, with the Fire Department leading the response team. The SEMS includes provisions for the Fire Department to maintain records of all hazardous materials stored and used at businesses in the community, thus ensuring appropriate response to any individual incident.

To address household hazardous wastes, the City cooperates with Los Angeles County to sponsor programs that heighten community awareness of household hazardous wastes and the importance of proper storage and disposal.



Goals and Policies

Goal 8.0

Protect residents and business employees from potential hazards associated with the use, storage, manufacture, and transportation of hazardous materials in and through the City.

Policy 8.1

Continue participation in the Standardized Emergency Management System.

³ The California Health and Safety Code defines a hazardous material as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or to the environment.

Policy 8.2 Partner with Los Angeles County to sponsor household hazardous waste disposal programs for residents to bring pesticides, cleaning fluids, paint cans, and other common household toxics to a centralized location for proper disposal.

Policy 8.3 Educate the community regarding the proper storage, handling, use, and disposal of hazardous household materials.

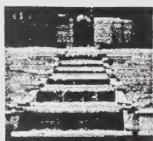
Policy 8.4 Incorporate into the development review and business license issuance processes a means for ascertaining the materials and production methods used by a business and the potential risks posed to adjacent and nearby residential neighborhoods, schools, and other sensitive land uses.

SOLID AND HAZARDOUS WASTE

Solid Waste

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. Specifically, the Act required cities and counties to identify measures to divert 25 percent of the total solid waste stream from landfill disposal by the year 1995 and 50 percent by the year 2000. The state has continued to refine program goals and work toward preserving land resources for productive uses, not landfills.

The City's Source Reduction and Recycling Element identifies programs the City has and will continue to implement to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials, and City purchasing practices that minimize production of excess packaging materials. Implementation of programs identified in the Source Reduction and Recycling Element and recommendations made by the Recycling Task Force will help the City to achieve its goals.



Goals and Policies

Goal 9.0

Achieve and maintain a 50 percent reduction (from baseline year 1994) in solid waste produced by the City.

Policy 9.1

Continue to implement waste reduction programs identified in the Source Reduction and Recycling Element.

Policy 9.2

Maintain a City Recycling Task Force, and implement the recommendations of the Task Force as appropriate to achieve waste reduction goals.

Hazardous Waste

Beginning in 1948, landfilling operations began at a 190-acre site in the southeast portion of the City. The site, which was made up of a north parcel and south parcel, was purchased in 1952 by Operating Industries, Inc. (OII). Construction of the Pomona Freeway in 1968 physically divided the landfill into two areas. Over the years, many different types of residential, commercial, and hazardous wastes were deposited into the landfill. In 1984, the landfill, still owned by OII, stopped accepting wastes, and the site was placed on the EPA's National Priority List two years later.

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (known as Superfund), the EPA has worked with Monterey Park and

neighboring cities to develop long-term remediation for the site. Cleanup is concentrated on soil, groundwater, and leachate contamination. (Leachate forms from liquid industrial wastes as they mix with water and percolate into the soil.) Expected to continue until at least the year 2040, cleanup efforts include landfill cover and gas control systems, and specifically a leachate treatment plant and landfill gas treatment system that collects and destroys landfill gases.

The 45-acre north parcel was impacted to a much lesser degree from landfill operations than the south parcel. As a result, development of this parcel with commercial uses is possible. The Land Use Policy Map designates the north parcel as *Commercial*. Because the south parcel will not be fully remediated for many years, land use policy dictates that the site maintain an *Open Space* status until such time the site is considered "clean."



Goals and Policies

Goal 10.0

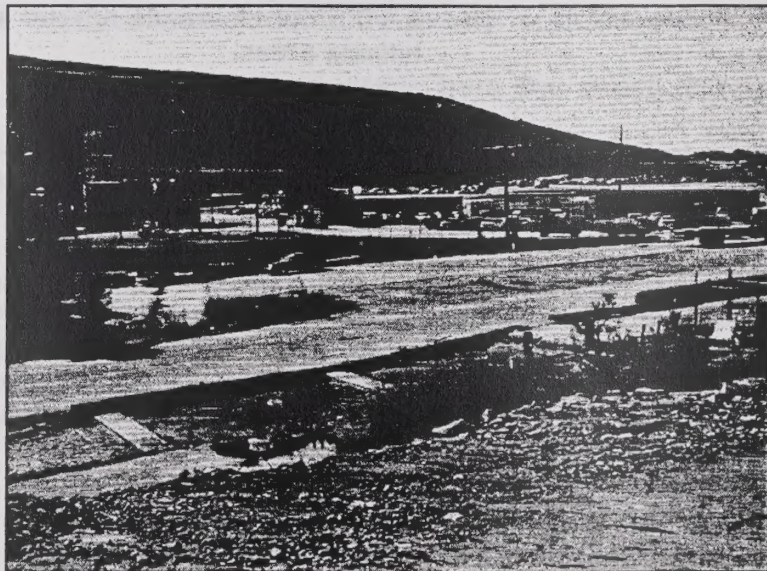
Protect the community from soil, groundwater, and leachate contamination from the OII site.

Policy 10.1

Cooperate with the EPA in efforts to remedy contamination at the south parcel and continue implementation of cleanup practices.

Policy 10.2

Return the north parcel to a beneficial use by encouraging commercial development.



FIRE AND POLICE PROTECTION

Fire Protection

Building and other structure fires represent the primary fire hazard in Monterey Park. Brush fires pose only a minimal threat on the steep hillsides adjacent to Monterey Pass Road, near the Garvey Reservoir, and at limited locations where the backyards of homes slope into undeveloped (and undevelopable) canyons. Fire Department weed abatement requirements minimize the potential for brush fires to flare up and endanger lives and property.

To provide residents and the business community with a high level of fire protection, the City maintains its own municipal Fire Department. Fire stations locations at City Hall, on Monterey Pass Road, and on Garfield Avenue allow for response to any incident within 8 to 14 minutes, with an average response time of 10 minutes. This level of protection has allowed the City over the years to receive a very high rating from the Insurance Services Organization (ISO). Historically, the City's ISO rating has been 3 (on a 1 to 10 scale, with 1 representing the highest rating).



The Fire Department maintains standards to assist in fire prevention and protection throughout the City. These standards are from the 1997 Uniform Fire Code, which has been adopted by the City. The minimum requirements include:

- Fire protection flows of 1,500 gallons per minute,
- Minimum twenty-foot road widths for fire vehicle access, and
- A 100-foot clearance around structures located in brushy hillside areas.

In addition to these standards, the Los Angeles County Department of Agriculture conducts a wood abatement program and inspections to minimize fire danger in the wildland urban interface areas of the City.

The City Hall and Monterey Pass Road fire stations are adequately sized to meet service demands. However, with new commercial and technology development occurring along Potrero Grande Road, the Garfield Avenue station faces the need for possible expansion or relocation to another site to ensure that all necessary equipment and personnel can be accommodated.

Police Services and Crime Prevention

The Monterey Park Police Department is based at City Hall. As part of its annual budgeting process, the City Council allocates funding for police staffing and equipment based on need and available resources.

The City recognizes the importance of crime prevention in reducing service calls and associated property loss and injuries to citizens. One method of addressing prevention is *defensible space planning*. Defensible space is a design concept that promotes site planning and building design features which deter vandals and criminals, thereby improving safety and security. Defensible spaces are highly visible and well lighted areas. Defensible design can be incorporated into both industrial and commercial development, as well as housing.

For nonresidential development, effective defensible design features include:

- Well-lighted parking lots and driveways.
- Walkways that are well defined and connected to a particular building.
- Gates that help transition visitors and employees from the parking lot or street to the interior of the building.
- Exterior areas that are visible from the surrounding structures and businesses.

Residential defensible design features include:

- Well-lighted driveways and parking areas.
- Well-defined walkways that connect to a particular home or property.
- Gates that help transition visitors and residents from the driveway or street to the interior of the home.
- Entrances that are visible from the street and surrounding homes.
- Visible common recreation areas.

Long-term Need for Fire and Police Services



Although the City is virtually built out, the population is expected to increase gradually over time. Demand for fire and police protection services will increase incrementally as well. Each year, the City will continue to assess response times and other indicators to ensure adequate fire and police protection.

Goals and Policies

Goal 11.0

Provide City residents and the business community with a high level of fire protection.

Policy 11.1 Continue to fund maintenance and staffing to ensure a five- to six-minute fire response time citywide.

Policy 11.2 Maintain brush clearance and weed abatement programs to reduce the risk of fires.

Policy 11.3 Provide adequate funding to allow the Fire Department to conduct regular inspections of businesses for compliance with fire safety codes.

Policy 11.4 Maintain mutual aid agreements with fire departments from surrounding jurisdictions.

Goal 12.0

Provide City residents and the business community with a high level of protection from crime.

Policy 12.1 Evaluate the number of officers, total population, and crime statistics on an annual basis to ensure that appropriate levels of police protection are provided citywide.

Policy 12.2 Incorporate defensible space planning principles into the development review process.

PUBLIC UTILITY SYSTEMS

City residents depend upon reliable sewer, water, and drainage systems to protect public health.

Sewage Collection and Disposal

The sewage collection system, maintained by the Maintenance Services Division, is comprised of 11 subsystems, each of which outlets into regional transmission mains operated by the Sanitation Districts of Los Angeles County. Around East Los Angeles Community College, sewer lines outlet into a collection system under the jurisdiction of the Los Angeles County Department of Public Works.

The 1996 *Sewer Master Plan* identifies and recommends means to address City sewer system deficiencies through the year 2016. The plan accounts for anticipated population growth and demand increases on the collection system. Per the plan, the City continues to maintain and upgrade the system as demand warrants.

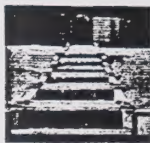
Water Service

In the desert-like conditions of Southern California, water is a precious resource. Historically, growth throughout the region has been supported by imported water supplies, as local resources often fall far short of meeting urban water demands. Monterey Park represents an anomaly in that the City relies solely upon local groundwater supplies to meet customers' needs. For emergencies, the City can turn to the Metropolitan Water District of Southern California and the California Water Services Company.

The 1996 *Water Master Plan* identifies several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells, where concentrations of volatile organic compounds (VOCs) have risen over the years. The *Water Master Plan* outlines a phased program to address water line maintenance and replacement needs, to accommodate a gradual population increase, and to avoid VOC problems into the future.

Storm Drains

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20 percent is managed by the Los Angeles County Department of Public Works. The storm drain system handles run-off of storm water from all streets and parking facilities.



Goals and Policies

Goal 13.0

Provide adequate sewer, water, and drainage systems to meet the needs of City residents and businesses.

- Policy 13.1** Implement recommended sewer system improvements in the *Sewer Master Plan, 1996*.
- Policy 13.2** Implement recommended water system improvements in the *Water Master Plan, 1996*.
- Policy 13.3** Continue to survey and upgrade the City's storm drain system.

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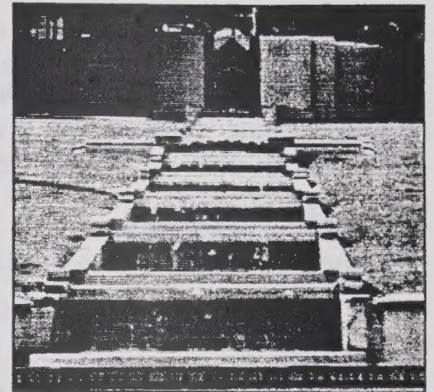
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Resources Element

*The measure of any great civilization is its cities.
And a measure of a city's greatness is to be found
in the quality of its public spaces, its parks and squares.*

- John Roskin,
Common Place



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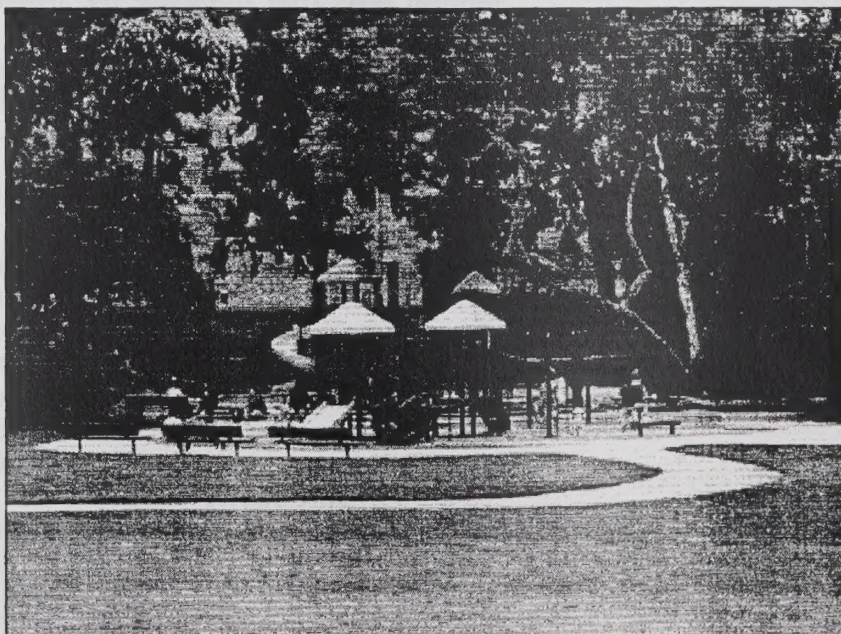
INTRODUCTION

Monterey Park residents value the many resources that distinguish the community: a diverse and well-maintained park system, the historic Cascades Park and Jardin del Encanto complex, and an Arts and Cultural Commission that promotes community awareness and participation in the arts. The Resources Element focuses on the conservation and enhancement of these resources, and addresses regional water and air quality resource issues that affect planning decisions.

Scope and Content of the Resources Element

State General Plan law requires every community to address the preservation of open space and the conservation of natural resources. Section 65302 of the Government Code calls for preparation of both a Conservation and Open Space Element which, because they address overlapping issues, are often combined. Because Monterey Park is a built-out urban community, the City offers few "natural" resources such as forests or wildlife habitat or agricultural land. This Resources Element, therefore, directs policy toward preserving those resources important in the urban environment of Monterey Park and critical to preserving this City's heritage for future generations. These resources are:

- City parks and other improved open space areas,
- Historic resources,
- Water resources, and
- Air quality.



IMPORTANT TERMS AND CONCEPTS

These definitions highlight key resource-related terms and concepts.

Open Space

Open space is defined as any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

California Register of Historical Resources

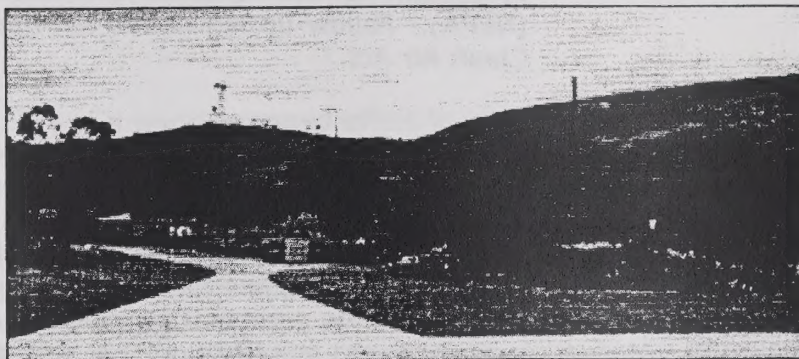
The California Register of Historical Resources (California Register) is an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state. By definition, the California Register includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The California Register also includes resources that are listed following procedures and criteria adopted by the State Historical Resources Commission, as well as resources that are nominated by an application and listed after a public hearing process. The minimum age criterion for the California Register is 50 years. Properties less than 50 years old may be eligible for listing on the California Register "if it can be demonstrated that sufficient time has passed to understand its historical importance" (California Code of Regulations, Sections 4850.1 through 4852).

Air Quality Terms

The South Coast Air Quality Management District, or SCAQMD, is the regional agency responsible for implementing state and federal laws that mandate the improvement of air quality in the South Coast Air Basin. The South Coast Air Basin is a 6,600-square-mile area bounded by the Pacific Ocean on the west and south, and the San Gabriel, San Bernardino, and San Jacinto mountains on the north and east. The Basin includes all of Orange County and non-desert portions of Los Angeles, Riverside, and San Bernardino counties.

The topography and climate of Southern California combine to make the Basin an area of high air pollution potential. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cup over the cool marine layer, which prevents pollution from dispersing upward. This inversion allows pollutants to accumulate within the lower layer. Light winds during the summer further limit ventilation.

Because of the low average wind speeds in the summer and a persistent daytime temperature inversion, emissions of hydrocarbons and oxides of nitrogen have an opportunity to combine with sunlight in a complex series of reactions. These reactions produce a photochemical oxidant, more commonly known as smog. Because the Los Angeles region experiences more days of sunlight than any other major urban area in the United States except Phoenix, the smog potential in the region is higher than in most other major metropolitan areas in the country.



RELATED PLANS AND PROGRAMS

Several state and federal plans and programs pertain to the park land, historic resources, and air and water quality issues addressed in this Element. Such plans are administered by agencies or special districts that have been delegated the power to enforce the legislation.

The primary federal law concerned with environmental protection is the National Environmental Policy Act of 1969 (NEPA). Follow-up legislation includes the Clean Water Act and Clean Air Act.

Quimby Act

Section 66477 of the Government Code provides local jurisdictions with the authority to acquire park lands in association with new land divisions. Commonly referred to as the Quimby Act, this provision of state law allows a city, by ordinance, to require the dedication of land, payment of an in-lieu fee, or a combination of both, for park and recreational purposes as a condition on approving a subdivision map. Monterey Park has adopted such an ordinance to require the payment of fees and allow for improvement of its parks.

Los Angeles County Proposition A

In 1992, Los Angeles County voters approved Proposition A, a bond measure which established funds for improving the safety of recreation areas, and for facilitating acquisition, restoration, and preservation of open space resources county-wide. Proposition A identifies specific projects to be pursued and also provides for a competitive grant program whereby public agencies and non-profit organizations can compete for funds for parks and recreation facilities and programs.

The California Environmental Quality Act (CEQA)

The State legislature adopted CEQA in 1970 to ensure that environmental protection received due consideration in the planning and development process. CEQA requires a thorough analysis of potential environmental consequences which could result from a development project or plan that guides future development. CEQA provides a means by which City officials and the public can identify the potential impacts a project will have on a community, and to allow for mitigation or avoidance of such impacts.

Air Quality Management Plan

The federal Clean Air Act requires preparation of plans to improve air quality in any region designated as a non-attainment area. (A nonattainment area is a geographic area identified by the Environmental Protection Agency and/or

California Air Resources Board as not meeting state or federal standards for a given pollutant). The plan must outline specific programs and strategies — and timelines — for bringing the area into compliance with national and/or state air quality standards. The *Air Quality Management Plan* prepared by the South Coast Air Quality Management District, first adopted in 1994 and updated on a three-year cycle, contains policies and measures designed to achieve federal and state standards for healthier air quality in the South Coast Air Basin. Many of the programs address circulation improvements, since fossil-fuel-powered vehicles account for more than 60 percent of the NOx emissions and 70 percent of the carbon monoxide emissions within the basin.

National Pollutant Discharge Elimination System

As part of a multi-pronged effort to improve the quality of water resources nationwide, the federal government authorizes the State Regional Water Quality Control Board, Los Angeles Region to set up programs to implement National Pollutant Discharge Elimination System (NPDES) goals. Under the NPDES Stormwater Permit issued to the County of Los Angeles and Monterey Park, as co-permittees, most new development projects in the City are required to incorporate measures to minimize pollutant levels in storm water runoff. Compliance is required at the time construction permits area issued, as well as over the long term through periodic inspections.

Historical-Heritage Commission

The City recognizes historic resources as an important part of the community. The Monterey Park Municipal Code established a Historical-Heritage Commission in January 1984 with the responsibility of increasing public awareness of Monterey Park's history, maintaining a written history of the City, and acting in an advisory capacity to the City Council on all matters pertaining to the City's history and heritage. Members of the Commission are appointed by the Mayor, confirmed by the City Council, and carry out a three-year term.

Arts and Cultural Commission

Established in 1972, the City's Arts and Cultural Commission's purpose is to promote arts and cultural activities in Monterey Park.

PARKS AND RECREATION

Monterey Park prides itself in offering residents attractive, well-maintained public parks at locations central to the residential neighborhoods. Virtually every home in the community lies within one-half mile of a City park. The three largest parks – Barnes Park, Garvey Ranch Park, and Elder Park – provide many varied activity centers and areas for active and passive recreation. City residents also have opportunities to use public school facilities for recreation, as the City maintains joint-use agreements for use of elementary school grounds. In addition, the municipally owned Monterey Park Golf Course adjacent to the Long Beach freeway provides welcome open space in the urban environment and the opportunity for people of all ages to learn to golf.

As described in the Land Use Element, infill residential development and new homes within areas designated for mixed use will, over time, result in an incremental increase in the City's population. In the year 2000, the City had approximately 1.77 park acres per 1,000 residents (not including joint use of school grounds or the golf course). From a baseline population of 61,000 residents in the year 2000, the population has the potential to grow to 72,000. New residents will intensify use of existing parks and create increased demands on recreation programs. However, given that Monterey Park contains very few vacant parcels, expansion of current parks or the creation of new parks will be a challenge. The City's primary goal is to optimize use of established parks. As a secondary goal, the City will look for smaller open space and public areas to be provided in appropriate locations serving new development.

Optimizing Use of Established Parks

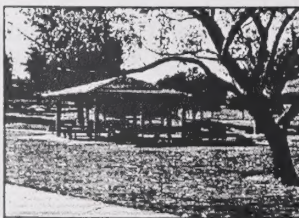


Figure R-1 identifies long-established City parks and other public open space areas. Public open space includes the Monterey Park Golf Course and the pedestrian/bicycle trail along the power line easement connecting Edison Trails Park to La Loma Park and Potrero Grande Drive. As described above, each park serves a residential neighborhood within a one-half mile radius. Barnes Park, Garvey Ranch Park, and Elder Park, because they provide diverse facilities within large park areas, notably pools and community centers and the Barnes Park amphitheater, also function as community parks.

As the community demographic changes over time, use of parks and park facilities can be expected to change. For example, a proportional increase in the number of young families might intensify use of park playgrounds and athletic fields.

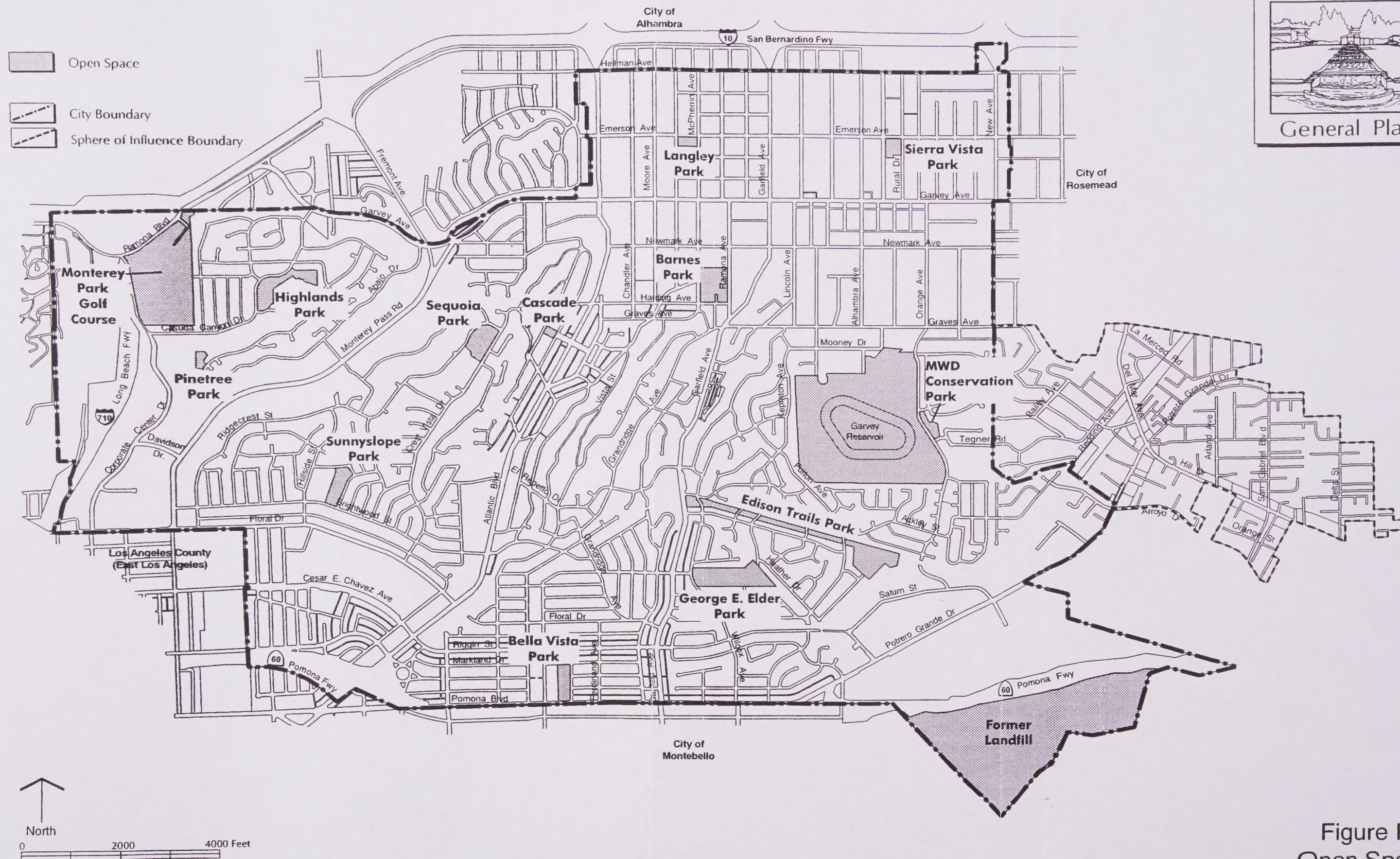
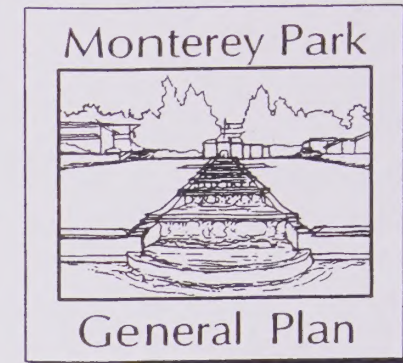


Figure R-1
Open Space

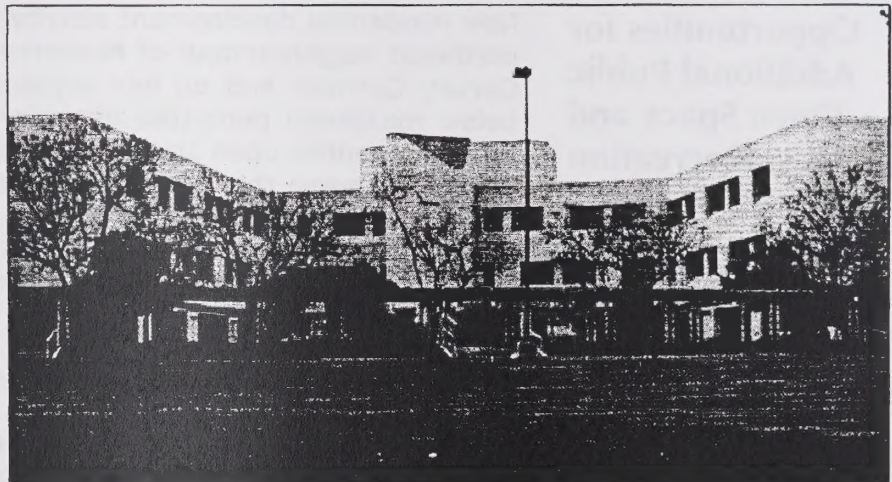


Goals and Policies

Goal 2.0

Create additional passive recreation opportunities in the City to further enhance the quality of life in all areas of the community.

- Policy 2.1** Encourage future commercial development to incorporate public squares, plazas, or similar spaces.
- Policy 2.2** Incorporate pocket parks, parkways, and similar recreation spaces into residential neighborhoods.
- Policy 2.3** Incorporate into the development review process a means for new development to contribute to existing recreational facilities and/or to address maintenance and staffing needs.
- Policy 2.4** Provide for the expansion of the City Library and other community services as needed to benefit all Monterey Park residents.



HISTORIC RESOURCES

Residents of Monterey Park show a keen interest in the buildings, parks, and other places that create a sense of community history. This civic pride is reflected in a collection of cultural resources, including a listed historic resource and a historical museum, and organizations dedicated to the preservation of Monterey Park's historic and cultural resources. Three organizations in Monterey Park are dedicated to history, art, and culture of the City: the Historic Society, Historical Heritage Commission, and Arts and Cultural Commission.

The Cascades Park and Jardin del Encanto complex is listed on the on the California Register of Historic Resources. The State Historical Resources Commission describes the prominent feature of this complex as a water fountain that falls 70 feet in graceful steps and pools down the slope above Atlantic Boulevard. The Monterey Park Historical Museum, which is operated by the Historical Society, features 21 scaled models of the California missions and local artifacts.

The City recognizes cultural resources as an important part of the community. The following goal and policies support the preservation of cultural resources for future generations.



Goals and Policies

Goal 3.0

Preserve the historical resources of Monterey Park.

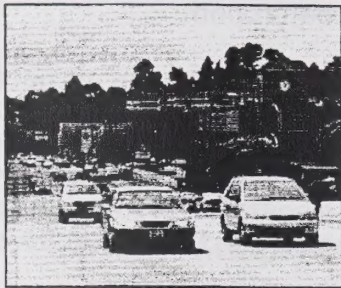
Policy 3.1

Continue to support the efforts of the Historical Society, Historical Heritage Commission, and the Arts and Cultural Commission.

Policy 3.2

Raise public awareness about Monterey Park's history and cultural resources.

AIR QUALITY



Monterey Park is located within the South Coast Air Basin, a geographic region which extends from the Pacific Ocean east to the San Jacinto Mountains, and from the San Gabriel Mountains south through Orange County. The Basin, due to its physical configuration and climatological influences, combined with daily pollutant emissions measured in the tons, experiences some of the worst air quality conditions in the nation. The Basin is a "non attainment" area for ambient air quality standards for ozone, carbon monoxide, and fine particulate matter. Although continued reduction in pollutant concentrations are expected, the Basin is not expected to meet air quality standards, particularly for ozone, in the foreseeable future. Table R-1 provides a description of key air pollutants of concern in the basin.

In Monterey Park, air quality problems result from emissions from both local and regional sources. The primary air pollution source is vehicle emissions from cars and trucks using City streets and the surrounding freeways. Responsibility for the control and oversight of emissions lies with the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board. The SCAQMD monitors air quality throughout the Basin at various monitoring stations.

The City has no direct ability to manage programs for emissions control. However, air quality problems affect the health of City residents. Measures that can help reduce the generation of air pollutants in the City include:

- Continue/expand the operation of the City-owned Spirit Bus Line, including the addition of a Downtown loop route to promote "park once and shop".
- Mixed-use land use designations that will encourage a pedestrian environment.
- Encourage the use of alternative fuels in all city fleet vehicles.
- Improving traffic flow through and within the City.

Table R-1
Air Pollution Standards, Sources, and Effects

Air Pollutant	Sources	Primary Effects
Ozone (O ₃)	Atmospheric reaction of organic gases with nitrogen oxides in sunlight	Aggravation of respiratory and cardiovascular diseases, irritation of eyes, impairment of cardiopulmonary function, plant leaf injury
Carbon Monoxide (CO)	Incomplete combustion of fuels and other carbon-containing substances such as motor vehicle exhaust, natural events, such as decomposition of organic matter	Reduced tolerance for exercise, impairment of mental function, impairment of fetal development, death at high levels of exposure, aggravation of some heart diseases (angina)
Nitrogen Dioxide (NO ₂)	Motor vehicle exhaust, high-temperature stationary combustion, atmospheric reactions	Aggravation of respiratory illness, reduced visibility, reduced plant growth, formation of acid rain
Sulfur Dioxide (SO ₂)	Combustion of sulfur-containing fossil fuels, smelting of sulfur-bearing metal ores, industrial processes	Aggravation of respiratory diseases (asthma, emphysema), reduced lung function, irritation of eyes, reduced visibility, plant injury, deterioration of metals, textiles, leather, finishes, coatings, etc.
Fine Particulate Matter (PM ₁₀)	Stationary combustion of solid fuels, construction activities, industrial processes, industrial chemical reactions	Reduced lung function, aggravation of the effects of gaseous pollutants, aggravation of respiratory and cardio-respiratory diseases, increased coughing and chest discomfort, soiling, reduced visibility
Fine Particulate Matter (PM _{2.5})	Stationary combustion of solid fuels, construction activities, industrial processes, industrial chemical reactions, from pollutants in air from pollutants in air	Reduced lung function, aggravation of the effects of gaseous pollutants, aggravation of respiratory and cardio-respiratory diseases, increased coughing and chest discomfort, soiling, reduced visibility
Lead	Contaminated soil	Increased body burden, impairment of blood formation and nerve conduction
Visibility Reducing Particles		Visibility impairment on days when relative humidity is less than 70 percent

Sources: South Coast Air Quality Management District.
 CEQA Air Quality Handbook. May, 1993 with November 1993 update.

Energy conservation is another strategy for improving air quality. Pollutants are generated by the combustion of fossil fuels to produce electricity, and by the combustion of natural gas. Reducing energy usage decreases the amount of pollutants generated. Energy requirements can be diminished through innovative architectural design, building construction, structural orientation, and landscaping.

The following goal and policies demonstrate Monterey Park's commitment to assist the SCAQMD with regional efforts to improve air quality over the long term.



Goals and Policies

Goal 5.0

Improve air quality for future generations of Monterey Park residents.

- Policy 5.1** Continue to improve traffic flow through and within the City.
- Policy 5.2** Review zoning regulations annually to identify whether revisions are required to accommodate and encourage the use of alternative-fuel vehicles (for example, electric cars).
- Policy 5.3** Encourage employer rideshare and transit incentives programs by local businesses.
- Policy 5.4** Enhance pedestrian and bicycle circulation within Monterey Park.
- Policy 5.5** Support the development of higher density housing in close proximity to commercial service centers.
- Policy 5.6** Synchronize traffic signals to reduce the number of stops and starts by automobiles.
- Policy 5.7** Promote energy conservation and recycling by the public and private sectors.
- Policy 5.8** Integrate air quality planning with land use and transportation planning.

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GLOSSARY

Access – A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Acres, Net – The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road right-of-way, public open space, and floodways.

ADT – Average daily trips made by vehicles in a 24-hour period.

Air Basin – One of 14 self-contained regions in California minimally influenced by air quality in contiguous regions.

Air Pollutant Emissions – Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Pollution – The presence of contaminants in the air in concentrations that exceed naturally occurring quantities and are undesirable or harmful.

Air Quality Standards – The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Ambient Noise Level – The combination of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Aquifer – An underground bed or layer of earth, gravel, or porous stone that contains water.

Arterial – A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

Assisted Housing – Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs, including, but not limited to, Federal Section 8 (new construction, substantial rehabilitation, and loan management set-asides), Federal Sections 213, 236, and 202, Federal Section 221(d)(3) (below-market interest rate program), Federal Section 101 (rent supplement assistance), CDBG, FmHA Section 515, multi-family mortgage revenue bond programs, local redevelopment and in lieu fee programs, and

effective August 1, 1990, requires all cities, and counties that include urbanized area, to adopt and annually update a Congestion Management Plan.

Conservation - The management of natural resources to prevent waste, destruction, or neglect.

Council of Governments (COG) - A regional planning and review authority whose membership includes representation from all communities in the designated region. The Southern California Association of Governments (SCAG) and the West San Gabriel Valley Council of Governments are examples of COGs in Southern California.

Coverage - The proportion of the area of the footprint of a building to the area of the lot on which it stands.

Day-Night Average Level (Ldn) - The average equivalent sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m. See also "Community Noise Equivalent Level."

Decibel (dB) - A unit for describing the amplitude of sound, as it is heard by the human ear. See also "A-Weighted Decibel," "Community Noise Equivalent Level," and "Day-Night Average Level."

Density - The number of families, individuals, dwelling units, or housing structures per unit of land; usually density is expressed "per acre." Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre.

Design Review Board - A Board consisting of seven members appointed by the mayor, subject to confirmation by the city council, with the purpose of ensuring high quality design standards in building and development projects.

Development - The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Impact Fees - A fee or charge imposed on developers to pay for the costs to the city of providing services to a new development.

Development Plan - A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features and locations of proposed utility services.

Development Rights - The right to develop land by a landowner that maintains fee-simple ownership over the land or by a party other than the owner who has obtained the rights to develop. Such rights usually are expressed in terms of density allowed under existing zoning. For example, one development right may equal one unit of housing or may equal a specific number of square feet of gross floor area in one or more specified zone districts.

Dwelling - A structure or portion of a structure used exclusively for human habitation.

Dwelling, Multi-family - A building containing two or more dwelling units for the use of individual families maintaining households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached - A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall; duplexes and townhomes are examples of this dwelling unit type.

Dwelling, Single-family Detached - A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling Unit - One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Easement - A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Economic Base - The production, distribution, and consumption of goods and services within a planning area.

Element - A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Eminent Domain - The authority of a government to take, or to authorize the taking of, with compensation, private property for public use.

Environment - The sum of all external conditions and influences affecting the life, development, and survival of an organism.

Environmental Impact Report (EIR) - A report, as prescribed by the California Environmental Quality Act (CEQA),

on the effect of a development proposal and other major actions which significantly affect the environment.

Essential Facilities - Those facilities whose continued functioning is necessary to maintain public health and safety following a disaster. These facilities include fire and police stations, communications facilities, emergency operation centers, hospitals, administrative buildings, and schools designated as mass care shelters. Also included are key transportation facilities and utility facilities such as water supply, sewage disposal, gas storage facilities and transmission lines, and electric generation stations and transmission lines.

Exaction - A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, Active - A fault that has moved within the last 11,000 years and which is likely to move again within the next 100 years.

Fault, Inactive - A fault which shows no evidence of movement in the last 11,000 years and no potential for movement in the relatively near future.

Fault, Potentially Active - A fault that last moved within the Quaternary Period (the last 2,000,000 to 11,000 years) before the Holocene Epoch (11,000 years to the present); or a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

FEMA - Federal Emergency Management Agency.

FHWA - Federal Highway Administration.

Fire Flow - A rate of water flow that should be maintained to halt and reverse the spread of a fire.

Flood Insurance Rate Map (FIRM) - For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Floodplain - A lowland or relatively flat area adjoining the banks of a river or stream which is subject to a one percent or greater chance or flooding in any given year (i.e., 100-year flood).

Floodway - The channel of a watercourse or river, and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the base flood of the channel.

Floor Area Ratio (FAR) - The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of 0.5:1).

General Plan - A legal document that takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "Achieve a balance of land use types within the city").

Grade - The degree of rise or descent of a sloping surface.

Ground Failure - Mudslide, landslide, liquefaction (see this Glossary), or the compaction of soils due to ground shaking from an earthquake.

Ground Shaking - Ground movement resulting from the transmission of seismic waves during an earthquake.

Groundwater - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Growth Management - Techniques used by government to control the rate, amount and type of development.

HCD - State Department of Housing and Community Development.

HDC - Non-profit Housing Development Corporation.

Hazardous Materials - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals and nuclear fuels.

Household - According to the U.S. Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income - The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the regional median income.

Housing Affordability - Based on state and federal standards, housing is affordable when the housing costs are no more than 30 percent of household income.

Housing Unit - A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

HUD - U.S. Department of Housing and Urban Development.

Implementation Measure - An action, procedure, program, or technique that carries out general plan policy.

Income Categories - Four categories for classifying households according to income based on the median income for each County. The categories are as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (80-120% of County median); and Upper (over 120% of County median).

Infrastructure - The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Insurance Services Office, Inc. - A supplier of statistical, actuarial, and underwriting information to the insurance industry. The company is licensed throughout the United States to provide advisory services to more than 1,500 participating insurers, including the National Flood Insurance Program (NFIP).

Intensity - A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or units per acre of land for residential development (also called "density").

Issue - A problem, constraint, or opportunity requiring community action.

Intersection - Where two or more roads cross at grade.

Land Use - A description of how land is occupied or used.

Land Use Plan - A plan showing the existing and proposed location, extent and intensity of development of land to be used

in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Landslide - A general term for a falling or sliding mass of soil or rocks.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Livable Community - A shared community vision of pedestrian-friendly, mixed-use and transit-oriented places scaled to people, not automobiles, and connected to vibrant civic and public spaces.

Local Street - A street providing direct access to properties and designed to discourage through-traffic.

Lot - The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

LOS - Level of Service, a descriptor of traffic operating conditions based on an intersection's volume-to-capacity ratio.

Median Income - The annual income for each household size which is defined annually by the federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Mitigate - To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Mobile Home - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

National Flood Insurance Program (NFIP) - The National Flood Insurance Program, managed by FEMA, makes Federally-backed flood insurance available in communities that agree to adopt and enforce floodplain management ordinances to reduce future flood damage.

Noise - Any undesired audible sound.

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized to describe community noise exposure.

Non-Conforming Use – A use that was valid when brought into existence, but by subsequent regulation becomes no longer conforming. "Non-conforming use" is a generic term and includes (1) non-conforming structures (by virtue of size, type of construction, location on land, or proximity to other structures), (2) Non-conforming use of a conforming building, (3) non-conforming use of a non-conforming building, and (4) non-conforming use of land. Thus, any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a non-conforming use.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Ordinance – A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Overcrowding - As defined by the State Department of Housing and Community Development, a household with greater than one person per room, excluding bathrooms, kitchens, hallways, and porches.

Parcel - A lot or tract of land.

Planning Commission – A group of people appointed by the city council that administer planning and land use regulations for the city and provide recommendations on a wide array of land use and land use policy issues.

Policy - Statements guiding action and implying clear commitment found within each element of the general plan (e.g., "Provide incentives to assist in the development of affordable housing").

Pollution – The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Program - A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the general plan.

Recreation, Active – A type of recreation or activity which requires the use of organized play areas, including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive – Type of recreation or activity which does not require the use of organized play areas.

Redevelopment - Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with new development and/or use.

Regional Housing Needs Assessment (RHNA) - The Regional Housing Needs Assessment (RHNA) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction within the SCAG (Southern California Association of Governments) region. These housing need numbers serve as the basis for the update of the Housing Element in each California city and county.

Rehabilitation - The upgrading of a building previously in a dilapidated or substandard condition, for human habitation or use.

Restoration - The replication or reconstruction of a building's original architectural features, usually describing the technique of preserving historic buildings.

Rezoning - An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Right-of-Way - A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Seiche - An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic - Caused by or subject to earthquakes or earth vibrations.

Sewer - Any pipe or conduit used to collect and carry away sewage from the generating source to a treatment plant.

Site Plan - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of

ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

Slope – Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Solid Waste - Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in landfills or incinerated.

Southern California Association of Governments (SCAG) - The Southern California Association of Governments is a regional planning agency which encompasses six counties: Imperial, Riverside, San Bernardino, Orange, Los Angeles, and Ventura. SCAG is responsible for preparation of the Regional Housing Needs Assessment (RHNA).

Special District - A district created by act, petition or vote of the residents for a specific purpose with the power to levy taxes.

Special Needs Groups - Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless.

Specific Plan – Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s).

Sphere of Influence –The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Stationary Source - A non-mobile emitter of pollution.

Structure – Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision - The division of a lot, tract or parcel of land that is the subject of an application for subdivision.

Subsidence – The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or

no horizontal motion. Subsidence may be caused by a variety of human and natural activities, including earthquakes.

Subsidize – To assist by payment of a sum of money or by the granting of terms or favors that reduce the need for monetary expenditures. Housing subsidies may take the forms of mortgage interest deductions or tax credits from federal and/or state income taxes, sale or lease at less than market value of land to be used for the construction of housing, payments to supplement a minimum affordable rent, and the like.

Transportation Demand Management (TDM) – A strategy for reducing demand on the road system by reducing the number of vehicles using the roadways and/or increasing the number of persons per vehicle. TDM attempts to reduce the number of persons who drive alone on the roadway during the commute period and to increase the number in carpools, vanpools, buses and trains, walking, and biking. TDM can be an element of TSM (see below).

Transportation Systems Management (TSM) - Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

Trip – A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin – often from home, but not always), and one "attraction end," (destination).

Uniform Building Code (UBC) – A standard building code which sets forth minimum standards for construction.

Water Course - Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Zoning - A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning District - A geographical area of a city zoned with uniform regulations and requirements.

Zoning Map - The officially adopted zoning map of the city specifying the uses permitted within certain geographic areas of the city.

IMPLEMENTATION PROGRAM
MONTEREY PARK GENERAL PLAN

Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
A. Downtown Monterey Park										
A-1. Accommodate and encourage the development of MUI land use category in Downtown	Amend the Zoning Ordinance to include a Mixed Use zone that is consistent with the Mixed Use I General Plan land use category. Include incentives in the Ordinance to encourage cohesive mixed-use development projects. Rezone properties designated Mixed Use I on the Land Use Policy Map to reflect the new Mixed Use zone.	1.1, 1.3	5.3		3.6		5.8	Community Development	General Fund	By end of 2003
A-2. Downtown public parking	Establish a task force to address parking issues in Downtown and the adjacent North Atlantic subarea. The task force should consider the Downtown Parking Management Plan, shared parking arrangements, construction of a structure, and the revision of parking standards due to the introduction of mixed uses. Findings of the task force should be reflected in the Downtown Master Plan.	1.2		7.1, 7.2, 7.3, 7.4				Community Development Economic Development	General Fund Redevelopment monies	Establish task force early 2002, recommendations By early 2003
A-3. Downtown Master Plan	Prepare and implement a Downtown Master Plan that addresses the following: a. Creating a pedestrian-friendly environment with wider sidewalks, enhanced crosswalks, parking lot linkages, pedestrian-actuated signals, and other improvements b. Maintaining Garvey Avenue as a functional Minor Arterial during peak weekday travel and one lane in each direction with parallel parking during non-peak times c. Parking management in Downtown d. Creating a Spirit Bus Downtown loop route e. Development review standards including consideration of how new development (public and private) accommodates pedestrians f. Attracting new development such as a local-serving, small-to-medium scale hotel and mixed use, high-density residential projects g. Attracting additional specialty retail and restaurant businesses that will complement existing medical offices and future uses h. Strategically marketing Downtown given its new mixed use environment i. Creating a promotional campaign publicizing Downtown as a distinct district	1.2, 1.3, 3.2	5.2, 5.5, 5.6, 8.4	3.1, 3.2, 3.3, 4.3, 5.5, 7.1, 7.2, 7.3, 7.4				Community Development Economic Development Public Works	General Fund Redevelopment monies Special Assessment District	Comprehensive Downtown Master Plan by early 2003 Ongoing implementation through 2010
B. East Garvey Corridor										
B-1. Accommodate the MU II land use category along East Garvey	Amend the Zoning Ordinance to include a Mixed Use zone that is consistent with the Mixed Use II General Plan land use category. Rezone properties designated Mixed Use II on the Land Use Policy Map to reflect the new Mixed Use zone.	2.1			3.6		5.8	Community Development	General Fund	By end of 2003
B-2. Streetscape improvements	Prepare and implement detailed plans to incorporate landscaping, street furniture and fixtures, and general overall upgrades of infrastructure along East Garvey.	2.2						Community Development Economic Development	General Fund Redevelopment monies CDBG funds Special Assessment District	Complete plans by 2004, implementation by 2006
B-3. Non-conforming uses	Establish a timeline for relocating non-conforming uses, such as auto-oriented businesses, within the Mixed Use II zone. Work with each business to find a new location.	2.3						Community Development Economic Development	General Fund Redevelopment monies	Amend zoning ordinance by end of 2003. Amortization per zoning regulations
B-4. Design Review	Continue to conduct design review for commercial projects along Garvey Avenue	2.4						Community Development	Applications fees	Ongoing
C. North Atlantic Corridor										
C-1. North Atlantic Specific Plan	Revise the North Atlantic Specific Plan, or set aside the Plan in favor of new zoning regulations and design guidelines that will facilitate private development efforts. Provide zoning incentives that encourage cohesive mixed-use development projects. Permit higher intensity development around and south of the Atlantic Boulevard/Hellman Avenue intersection. Allow multi-story buildings along Atlantic Boulevard while ensuring appropriate buffering from adjacent residential neighborhoods.	3.1, 3.3, 3.4	8.3					Community Development Economic Development	General Fund Redevelopment monies	Adopt new regulations by end of 2003
C-2. Attract New Development	Actively market development and redevelopment opportunities to specialty retail, restaurant, and entertainment-related uses to act as an anchor for additional projects.		8.1, 8.2					Economic Development	General Fund Redevelopment monies	Ongoing
D. Mid-Atlantic Corridor										
D-1. Accommodate low-	Review the zoning regulations applicable to the mid-Atlantic Boulevard subarea, and	4.2						Community	General Funds	By end of 2003

**IMPLEMENTATION PROGRAM
MONTEREY PARK GENERAL PLAN**

Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
intensity office and commercial businesses, as well as medical-related facilities	revise the regulations as appropriate to ensure the regulations provide for a range of low-intensity office and commercial businesses and medical-related facilities.							Development		
D-2. Renovate the shopping center south of Newmark Avenue	Work with the property owner to develop a plan for renovating the shopping center south of Newmark Avenue.	4.1						Economic Development	Redevelopment monies	By end of 2005
E. South Atlantic Corridor										
E-1. Rezone to create retail development opportunities	Rezone the block bounded by Atlantic Boulevard, Riggin Street, and Sadler Avenue to create an opportunity for a new cohesive retail center with ample parking.	5.1						Community Development Economic Development	General Fund Redevelopment monies	Rezone by end of 2003 Development plan by 2006
E-2. Shared parking	Revise the Zoning Ordinance to allow for shared parking arrangements in the South Atlantic Corridor as appropriate to maximize land use potential.	5.2						Community Development	General Fund	By end of 2003
F. North Garfield Avenue Medical District										
F-1. Accommodate the MU III land use category along Baltimore Avenue	Amend the Zoning Ordinance to include a Mixed Use zone that is consistent with the Mixed Use III General Plan land use category. Rezone properties designated Mixed Use III on the Land Use Policy Map to reflect the new Mixed Use zone.	6.1						Community Development	General Fund	By end of 2003
F-2. Expand development opportunities in Garfield Medical Center district	Rezone parcels between Hellman Avenue to Garcelon Avenue and between Atlantic Boulevard and Baltimore Avenue north of Hillard to extend professional office/medical facilities. In the zoning regulations specify the range of uses permitted, as well as development standards and design considerations appropriate to reduce building massing adjacent to homes and to avoid traffic intrusion into surrounding residential neighborhoods.	6.1						Community Development	General Fund	By end of 2003
G. Monterey Pass Road										
G-1. Revise zoning regulations and rezone	Revise zoning regulations applicable to Monterey Pass Road to allow the range of uses necessary to achieve land use goals. Prohibit uses that conflict with goals. Rezone properties along Monterey Pass Road. Allow Kern Avenue to be vacated to accommodate well-designed development proposals involving properties adjacent to Kern Avenue.	7.1		2.4				Community Development Public Works	General Fund	Zoning ordinance amendments by end of 2003 Kern Avenue vacation at time of development proposal
G-2. Incompatible uses	Use of amortization provisions in the zoning ordinance to eliminate businesses incompatible with long-term land use objectives for Monterey Pass Road	7.3	6.2					Community Development Economic Development	General Fund Redevelopment monies	Amortization time frames in Zoning Ordinance
G-3. Attract new businesses	Actively market the corridor to new technology oriented businesses. Use Redevelopment Agency powers, as appropriate, to accommodate site needs of new businesses.	7.2	6.1					Economic Development	Redevelopment monies General Fund	Ongoing
H. OII and Edison Properties										
H-1. Rezone OII and Edison properties	Rezone OII and Edison properties to permit development of retail businesses that serve a regional market.	8.2	7.2			10.2		Community Development	General Fund	Rezone by early 2002
H-2. Create and implement a reuse plan	Create a reuse plan for all OII and Edison properties, including those leased to the San Gabriel Nursery. The goals of the plan should be to optimize potential for retail commercial and complementary development. The plan should address the following: a. Preferred retail commercial uses for all the properties b. Time horizon for properties becoming available c. Infrastructure improvements needed to support proposed uses d. Appearance of Pomona Freeway frontage on the area e. Access to the area via Pomona Freeway Partnering agencies include Caltrans, City of Montebello, Southern California Edison.	8.1, 8.2, 8.3, 8.4, 8.5	7.1, 7.2, 7.3, 7.4, 7.5			10.2		Community Development Economic Development Public Works	General Fund Redevelopment monies	Comprehensive plan approach by end of 2002 Implementation by 2006
I. Saturn Park										
I-1. Revise Zoning Ordinance	Revise the Zoning Ordinance to address the use, storage, manufacture, and transfer of hazardous materials in Saturn Park to ensure compatibility with surrounding residential uses.	9.1						Community Development	General Fund	By 2003
J. Unincorporated Areas										
J-1. Improve Floral Drive	Work with Los Angeles county agencies to pursue mutually beneficial improvements to	13.1						Community	General Fund	By 2007

IMPLEMENTATION PROGRAM
MONTEREY PARK GENERAL PLAN

Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Develop-ment	Circu-lation	Housing	Safety and Community Services	Resources			
Corridor	properties within the Floral Drive corridor.							Development Economic Development	CDBG funds Redevelopment monies	
J-2. Future annexations	Participate actively in any LAFCO discussion regarding annexations or incorporations affecting East Los Angeles and South San Gabriel properties adjacent to the City.	13.2						Community Development	General Fund	Ongoing
K. Maintaining and Preserving Existing Housing										
K-1. Single-Family Residential Rehabilitation	Provide rehabilitation loans to assist eligible homeowners completing repairs to existing single-family housing units. Continue to provide information regarding rehabilitation standards, preventive maintenance and energy conservation through brochures and information posed on the City's web site.	11.1			1.1, 1.2			Economic Development	CDBG funds Redevelopment Set-Aside Funds	2000-2005
K-2. Rental Rehabilitation Program	Rehabilitate rental units occupied by very low and low income households.	11.1			1.1, 1.2			Economic Development	Redevelopment Set-Aside Funds	2000-2005
K-3. Conservation of At-Risk Housing	Monitor Section 8 legislation and provide assistance to Golden Age Village as necessary. Inform tenants of the potential expiration of Section 8 contracts. Assist tenants in obtaining Section 8 vouchers or other affordable housing should Section 8 contracts be terminated. Pursue partnership opportunities with non-profits to preserve and expand affordable housing. Explore funding available through the LACCDC, HCD, and HUD and discuss with the owners of at-risk housing and prospective developers regarding opportunities for utilizing such funding.				1.3			Economic Development	General fund	Ongoing monitoring of Section 8 legislation Annually explore funding sources
K-4. Code Enforcement	Continue to perform code enforcement throughout the City, focusing on very low and low-income areas.	11.1			1.1, 1.2			Community Development	General fund	Ongoing
L. Removing Barriers to Affordable Housing										
L-1. First-Time Homebuyer Program	Assist renters in purchasing their first homes.				2.1, 2.2			Economic Development	Redevelopment Set-Aside Funds	2000-2005
L-2. Mortgage Credit Certificate Program	Assist first-time homebuyers.				2.2			LACCDC Economic Development	Within normal budget allocation of LACCDC	Ongoing
L-3. Section 8 Rental Assistance	Support the County's efforts to maintain and possible increase the current level of Section 8 rental assistance. Direct eligible households to the program.				2.3			LACCDC Housing Authority Economic Development	General Fund Within normal operating budget of LACCDC	Ongoing
L-4. Density Bonuses	Encourage affordable housing through density bonus incentives.				2.7			Community Development	General Fund	Ongoing
L-5. Second Units	Facilitate affordable housing through development of second units.				2.6			Community Development	General Fund	Ongoing
L-6. Efficient Permit Processing	Offer a streamlined development process. Periodically review processing procedures to ensure efficiency.				2.5			Community Development	General Fund	Ongoing
L-7. Financial Incentives	Assist in development of new affordable housing units. Pursue additional funding sources for new affordable housing by exploring funding available through the LACCDC, HCD, and HUD at least once a year and discuss with prospective developers regarding opportunities for utilizing such funding.				2.1			Economic Development Community Development Non-Profit and For-Profit Developers	Federal HOME funds Redevelopment Set-Aside City of Industry Set-Aside	Annually explore funding available through LACCDC, HCD, and HUD
M. Encouraging New Development										
M-1. Implement the Land Use Element	Actively recruit developers to complete mixed-use projects on the vacant sites within MU-I and MU-II districts.				3.1, 3.2, 3.6			Economic Development	Redevelopment monies	Ongoing
M-2. Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Oversee completion of Monterey Park Senior Village housing project. Encourage development at appropriate densities on identified vacant sites.				3.1, 3.2			Community Development Economic Development	CDBG funds Redevelopment monies	2000-2005

**IMPLEMENTATION PROGRAM
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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
N. Providing New Housing for Special Needs Populations										
N-1. Senior Citizen Housing	Provide regulatory incentives through Senior Citizen Housing overlay zoning. Actively pursue full occupancy of senior projects recently completed or currently under construction. Assist non-profit organizations to preserve affordable senior units that are at-risk by monitoring the Section 8 legislation and provide technical assistance to the nonprofits as necessary. Explore the funding available through the LACCDC, HCD, and HUD for preservation of at risk housing. Notify owners of at-risk housing when appropriate funding is identified.				4.1, 4.3			Community Development Economic Development Non-Profit Organizations	General Fund LACCDC, HCD, and HUD loans and grants	Ongoing provision of incentives. Annually explore funding available through LACCDC, HCD, and HUD
N-2. Sites for Homeless Shelters and Transitional Housing Facilities	Revise the zoning ordinance to define homeless shelters and transitional housing facilities as Community Care Facilities – allowing them to be developed in all zones upon approval of a Conditional Use Permit (CUP). Evaluate CUP applications for homeless shelters against standardized, objective criteria.				4.1, 4.2			Community Development	General Fund	By end of 2001
O. Promoting Fair Housing Practices										
O-1. Fair Housing and Tenant/Landlord Counseling	Continue to assist households through the San Gabriel Valley Fair Housing Council. Update the AI every 5 years.				5.1, 5.2, 5.3			San Gabriel Valley Fair Housing Council Economic Development	CDBG funds	2000-2005
P. Community Character										
P-1. Urban Design Plan	Implement the design improvements and changes outlined in the Urban Design Plan.	14.1	2.3					Community Development	Application fees General Fund	Ongoing
P-2. Code Enforcement Target Areas	Review code enforcement efforts to ensure that efforts work to enhance the visual quality of residential neighborhoods and ensure safe, decent housing for all City residents. Identify target areas on which code enforcement officers can concentrate their efforts. Have officers distribute information about the Commercial Rehabilitation Program to commercial property owners with violations and Critical Maintenance Loan Program and Rental Rehabilitation Program to residential property owners.	10.2	4.2		1.2			Community Development	General Fund	Ongoing
P-3. Historical Society, Historical Heritage Commission, and Arts and Cultural Commission	Continue to support the efforts of the Historical Society, Historical Heritage Commission, and Arts and Cultural Commission.						3.1, 3.2	Parks and Recreation	General Fund	Ongoing
Q. Parks										
Q-1. Respond to changing needs	Assess current usage of park facilities. Monitor usage to detect changes. Identify and implement physical changes needed at park facilities to meet changing demands.				3.5		1.1, 1.2	Parks and Recreation	General Fund	Ongoing
Q-2. Provide additional recreational spaces	Identify opportunities for incorporating pocket parks, parkways, and similar recreation spaces into residential neighborhoods. Budget for improvements and ongoing maintenance.				3.5		2.2	Parks and Recreation Community Development	General Fund Developer fees	Ongoing
Q-3. Joint Use Agreements	Continue to engage in joint use agreements with the school districts. Pursue a joint use agreement with East Los Angeles Community College.				3.5		1.3, 1.4	Parks and Recreation	General Fund	Ongoing
R. Circulation										
R-1. Freeway Improvements	Support the following efforts: a. Establish a dedicated truck lane on the Pomona Freeway b. Improve traffic flow on the freeway system c. Completion of the Long Beach Freeway			1.1, 1.2, 1.4			5.1	City Council	General Fund	Ongoing
R-2. Implement Circulation Improvements	Implement all circulation improvements shown in Figure C-2 and described in Table C-2 of the Circulation Element. Pursue unique funding sources from regional, state, and federal agencies.			2.1, 2.2			5.1	Public Works	General Fund SCAG and MTA grants Federal and State agency grants	Ongoing
R-3. Truck Routes	Establish and maintain truck routes consistent with Figure C-3 of the Circulation Element.			2.8			5.1	City Council Police Department	General Fund	Ongoing

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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
R-4. Neighborhood Traffic Control Program	Establish and maintain a Neighborhood Traffic Control Program			2.6				Public Works Police Department	General Fund Federal and State agency grants	Ongoing
R-5. Intelligent Transportation System Technologies	Implement intelligent transportation system technologies to improve traffic flow.			2.5			5.1	Public Works	General Fund SCAG and MTA grants Federal and State agency grants	Ongoing
R-6. Signal Synchronization	Synchronize traffic signals to reduce the number of stops and starts by automobiles.						5.1, 5.6	Public Works	General Fund SCAG and MTA grants Federal and State agency grants	By end of 2003 and ongoing
R-7. Traffic Volumes	Work with regional agencies to pursue innovative strategies for monitoring traffic volumes.			2.7				City Council Public Works	General Fund SCAG and MTA grants Federal and State agency grants	Ongoing
S. Alternative Transportation										
S-1. Spirit Bus	Review routes and schedules to ensure users' needs are being met. Evaluate expanding existing routes in the following ways: a. To service Focus Areas as identified in the Land Use Element b. To service other transit centers in adjacent communities including MetroLink stations and planned Eastside Corridor light rail, or similar stations			4.1, 4.2, 4.4, 4.7				Administrative Services	General Fund Measure C funds Federal and State agency monies	Ongoing
S-2. MTA	Continue to work with MTA to establish bus routes and stops at appropriate locations throughout the City to adequately serve retail, employment, and other public gathering areas.			1.3, 4.5, 4.8				Administrative Services	General Fund	Ongoing
S-3. Pedestrian Circulation	Continue implementation of the Sidewalk Deficiency Master Plan to provide for sidewalk improvements and enhancements, particularly in areas where sidewalks link residential neighborhoods to activity center.			5.4			5.4	Public Works	General Fund Redevelopment monies CDBG funds Federal and State agency grants	Ongoing
S-4. Bicycle Circulation	Provide for a citywide Class II and Class III bicycle path system consistent with Figure C-4. Coordinate with MTA to improve City bicycle routes within the Los Angeles County bicycle route system. In particular, encourage linkages to light rail and other transit stations.			5.1			5.4	Public Works	General Fund SCAG and MTA monies Federal and State agency monies	Ongoing
S-5. Transit/Para-Transit	Explore partnership opportunities between public and private sectors for providing transit and para-transit services. Approach large employers in Monterey Park about starting			4.9			5.3	Administrative Services	General Fund	Ongoing

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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
	employer rideshare and providing transit incentives.							Economic Development		
T. Noise										
T-1. Aircraft Noise	Work with surrounding jurisdictions to impress upon local congresspersons and U.S. senators the need to improve aircraft noise standards and to ensure that the impacts created by airports are equally shared throughout the Los Angeles basin.					7.1		City Council	General Fund	Ongoing
T-2. Point-Source Noise	Continue to enforce the Noise Ordinance to control point-source noise.					5.1		Code Enforcement Police Department	General Fund	Ongoing
T-3. Vehicle Noise	Reduce the impact of motor vehicle noise in the following ways: a. Direct the Police Department to aggressively enforce State Motor Vehicle Code regulations pertaining to vehicle noise b. Support efforts of state and federal agencies to reduce motor vehicle noise in newer-model vehicles. c. Ensure that City-operated buses are maintained to minimize noise production.					5.5, 5.6, 5.7		Police Department Administrative Services	General Fund	Ongoing
U. Economic Development										
U-1. Retain and Grow Existing Businesses	Continue implementation of the Business Outreach Support Services (BOSS) program. City staff involved in the BOSS program should maintain a close relationship with the Chamber of Commerce in effort to keep a pulse on the business climate in Monterey Park and fine-tune the BOSS program to meet business' needs. Explore the feasibility of expanding the BOSS program to include land acquisition and write-down assistance for business expansion.		2.5, 4.1, 4.3					Economic Development	Redevelopment monies	Ongoing
U-2. Workforce Enhancement	Partner with the Chamber of Commerce and local/regional job training organizations, such as East Los Angeles Community College, to identify job skill needs and provide training to meet those needs.		9.1, 9.2					Economic Development	General Fund Redevelopment monies	Ongoing
U-3. Attract New Business and Development	Prepare a marketing plan for Monterey Park which accomplishes the following: a. Generates international business contacts and increases networking b. Attracts industries that generate local tax and employment advantages c. Directs industry-specific businesses to the Focus Areas utilizing the Broker Exclusive for Securing Tenants (BEST) Program in addition to direct marketing d. Focus efforts on retail and hospitality uses in the short-term and light industrial in the mid-term.		1.2, 2.2, 2.4, 3.1, 3.2					Economic Development	General Fund	By end of 2002 and ongoing
U-4. Economic Development Plans	Review and update economic development plans after conducting public forums with political leaders, community members, and business leaders. All plans should encourage a pattern of development that balances revenue-generating land uses in phase with other uses that demand services.		1.1, 10.2, 10.3					Economic Development	General Fund Redevelopment monies	Ongoing
V. Utilities										
V-1. Storm Drain	Continue to survey and upgrade the City's storm drain system.		2.1			13.3		Public Works	General Fund User fees	Ongoing
V-2. Sewer System	Implement recommended sewer system improvements in the <i>Sewer Master Plan, 1996</i> .		2.1			13.1		Public Works	General Fund User fees	Ongoing
V-3. Water System	Implement recommended water system improvements in the <i>Water Master Plan, 1996</i> .		2.1				4.4	Public Works	General Fund User fees	Ongoing
V-4. Water Conservation Education	Create a brochure to be distributed in water bills about water conservation, use of drought-tolerant landscapes, and water-conserving technology.						4.1	Public Works	User fees	By end of 2001 and ongoing
V-5. Water Conservation Demonstration Project	Create a demonstration project illustrating the use of drought-tolerant trees and native plant material at a City-owned site.						4.1, 4.2	Public Works	User fees	By 2005
V-6. Water Conserving Landscaping in New Developments	Evaluate revising City landscaping requirements to include drought-tolerant trees and native plant material.							Community Development	General Fund	In 2002
V-7. Reclaimed Water	Provide incentives to industry to use and produce reclaimed water.						4.3	Public Works	User fees	By 2006
V-8. Groundwater Cleanup	Work with State and Federal agencies to identify the source and causes of contamination plumes with the groundwater basin, and to ensure clean up consistent with state and federal laws.						4.5	Public Works	General Fund Federal grants	Ongoing

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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
V-9. Groundwater Protection	Continue enforcement of National Discharge Elimination System (NPDES) Permit to protect groundwater resources from further contamination.						4.6	Public Works	Development fees	Ongoing
W. Services										
W-1. Fire Protection	Maintain mutual aid agreements with fire departments from surrounding jurisdictions and continue to fund maintenance and staffing to ensure a five- to six-minute response time.				3.5		11.1, 11.4	City Council	General Fund	Ongoing
W-2. Fire Prevention	Maintain the following fire prevention programs: a. Brush clearance b. Weed abatement c. Inspection of businesses for compliance with fire safety codes						11.2, 11.3	Fire Department	General Fund	Ongoing
W-3. Police Protection	Evaluate the number officers, total population, and crime statistics to ensure that appropriate levels of police protection are provided citywide.				3.5		12.1	City Council	General Fund	Annually
W-4. Library	Provide for the expansion of the City Library as needed				3.5		2.4	Administrative Services	General Fund Fund-raising Donations	By end of 2005
W-5. Solid Waste Reduction	Continue to implement waste reduction programs identified in the Source Reduction and Recycling Element. Maintain the City Recycling Task Force, and implement the recommendations of the Task Force as appropriate to achieve waste reduction goals.						5.7, 9.1, 9.2	Administrative Services	User fees	Ongoing
X. Safety										
X-1. Earthquake Preparedness	Create an earthquake preparedness publication in the many languages spoken in the community. Distribute publications at City-sponsored events. Participate in local, county, and State-sponsored earthquake preparedness programs.					1.3, 1.4, 2.1, 2.2		Administrative Services	General Fund	Ongoing
X-2. Slope Stabilization	Develop a comprehensive approach to remediating unstable hillsides in the vicinity of Abajo Drive.					3.3		Engineering	General Fund	By 2003
X-3. Garvey Reservoir and Laguna Basin	Work with the Metropolitan Water District to ensure the City is provided with current information regarding reservoir and dam safety, and that MWD fully complies with the settlement agreement reached with regard to Garvey Reservoir. Support efforts of the State Department of Conservation, Division of Dam Safety to conduct periodic inspections of Garvey Reservoir and Laguna Basin. Ensure that City emergency response plans include contingencies for catastrophic dam failure.					4.1, 4.2, 4.3		City Council	General Fund	Ongoing
X-4. Commercial Hazardous Waste	Monitor dry cleaners, film processors, auto service establishments, and other businesses generating hazardous waste materials to ensure compliance with approved disposal procedures					4.7		Fire Department	General Fund	Ongoing
X-5. Household Hazardous Waste	Create a brochure about the proper storage, handling, use, and disposal of hazardous waste and distribute at City-sponsored events. Partner with Los Angeles County to sponsor a household hazardous clean-up day in Monterey Park.					8.2, 8.3		Fire Department	General Fund Federal, State, and County agency monies	Ongoing
X-6. OII Hazardous Waste Site	Cooperate with the EPA in effort to remedy contamination at the south parcel and continue implementation of clean-up practices.					10.1		City Council Economic Development	General Fund	Ongoing
X-7. Standardized Emergency Management System	Continue participation in the Standardized Emergency Management System					8.1		City Council	General Fund	Ongoing
Y. Ordinance Review and Revision										
Y-1. Property Maintenance, Urgency, and Grading Ordinances	Evaluate the effectiveness of the Property Maintenance, Urgency, and Grading Ordinances in preventing mud and debris flows.					3.1		Community Development Engineering	General Fund	Ongoing
Y-2. Uniform Building Code	Continue to implement UBC seismic safety standards for construction of new buildings, and update the City's codes as needed in response to new information and standards developed at the State level.					1.1		Community Development - Building and Safety	General Fund	Ongoing
Y-3. Construction-related Ordinances	Enforce and revise as necessary City ordinances regulating hours for construction activity.					5.4		Community Development	General Fund	By end of 2002
Y-4. Parking Facilities Standards	Adopt design standards and/or an ordinance that sets forth definitive standards for the design and construction of parking facilities.			6.1				Community Development	General Fund	By end of 2003

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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
Y-5. Zoning Ordinance	In addition to those changes previously enumerated, revise the Zoning Ordinance with regard to the following issues: a. Restrict the establishment of helipads to those areas of the City where overflights of residential neighborhoods can be avoided, except where such operations are needed to support critical medical and emergency response facilities. b. Review regulation to determine whether revisions are necessary to accommodate and encourage the use of alternative-fuel vehicles (i.e. electric cars) c. Establish incentives to encourage construction of new housing in areas designated Mixed Use I and Mixed Use II	12.1				7.2	5.2	Community Development	General Fund	By end of 2003
Z. Design Review										
Z-1. Non-Residential Design Review	Continue to apply design guidelines for new construction and redevelopment within the City's commercial areas. Revise the non-residential design review standards in the following ways: a. Require new development projects to accommodate transit at appropriate locations throughout the City	14.2		4.6				Community Development	General Fund	With comprehensive Zoning Ordinance amendment
	b. When modifications to existing older buildings are proposed, determine whether an engineering evaluation is required to identify seismic retrofit needs. Require corrections be made to buildings deemed unsafe.					1.2		Community Development	Development fees	Ongoing
	c. Establish site design criteria for the Mixed Use I and Mixed Use II categories/zone districts that provide for compatibility between commercial and residential uses.	12.2						Community Development	General Fund	By end of 2003
	d. Require that bike racks and adequate pedestrian facilities be incorporated into new commercial development projects.			5.2				Community Development	General Fund	With comprehensive Zoning Ordinance amendment
	e. Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance.					3.2		Engineering	Building permit fees	Ongoing
	f. Require that mixed-use structures be designed to prevent transfer of noise and vibration from the commercial to the residential use.					6.1		Community Development – Building and Safety	Building permit fees	Ongoing
	g. Incorporate a means for ascertaining the materials and production methods used by a business and the potential risks posed to adjacent and nearby residential neighborhoods, schools, and other sensitive land uses.							Community Development Fire Department	General Fund Application fees	By end of 2001 and ongoing
	h. Require developers to incorporate defensible space planning principles into new projects.					12.2		Community Development Police Department	General Fund Application fees	Ongoing
	i. Require full roadway dedication and improvements (or in-lieu fees) at the time of development plan approval.			2.3				Community Development Public Works	Development fees	Ongoing
	j. Encourage commercial development to incorporate public squares, plazas, or similar spaces.						2.1	Community Development	Development fees	Ongoing
	k. Incorporate noise impact considerations, particularly the relationship of parking and ingress/egress, loading, and refuse collection areas to surrounding residential and other noise-sensitive uses.					5.2		Community Development – Building and Safety	Building permit fees	Ongoing
Z-2. Residential Design Review	l. Support the use of cost-saving and energy-conserving construction techniques.				3.3			Community Development Parks and Recreation	Development fees	Establish fees by end of 2003 Ongoing collection
	Revise the residential design review standards in the following ways: a. Incorporate a means for new development to contribute to existing recreational facilities and/or to address maintenance and staffing needs.						2.3			

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Implementation Program	Implementation Program Description	Related General Plan Element Policies						Responsible Agency	Funding Source	Time Frame
		Land Use	Economic Development	Circulation	Housing	Safety and Community Services	Resources			
	b. Incorporate defensible space planning principles.					12.2		Community Development Police Department	General Fund	Ongoing
	c. Support the use of cost-saving and energy-conserving construction techniques.				3.3			Community Development – Building and Safety	Building permit fees	Ongoing
	d. Require design features that minimize the intrusion of ambient noise into private and common outdoor spaces.					5.3		Community Development	Application fees	Ongoing
	e. Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance.					3.2		Engineering	Application fees	Ongoing
	f. Require full roadway dedication and improvements (or in-lieu fees) at the time of development plan approval.			2.3				Community Development Public Works	Development fees	Ongoing
	g. Require that windows and balconies of residential units in mixed-use projects be located away from the primary street and other major noise sources.					6.2		Community Development	Application and building permit fees	Ongoing
	h. Ensure compatibility between established residential dwellings and new residential developments within the same neighborhood.	10.1						Community Development	Application and building permit fees	Ongoing
	i. Support the development of higher density housing in close proximity to commercial service centers.						5.5	Community Development Economic Development	General Fund	Ongoing
	j. Encourage the design of residential developments that are secure, safe, and environmentally sensitive.				3.4			Community Development	Application and building permit fees	Ongoing
AA. Procedural Changes										
AA-1. Business license issuance	Ascertain the materials and production methods used by a business and the potential risks posed to adjacent and nearby residential neighborhoods, school, and other sensitive land uses.					8.4		Community Development Fire Department	Application fees	Ongoing
AA-2. Administrative Review Process	Streamline the administrative review processes that affect economic development activity.		10.1					Community Development Economic Development	General Fund	Undertake review by end on 2001, with implementation of recommendations by 2002
AA-3. Fiscal Impact	Evaluate the fiscal impacts of new development, and provide appropriate mitigation strategies for projects with a negative fiscal balance.		1.3					Community Development Economic Development	Application fees General Fund	Ongoing

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